

HOMES *of Economy*



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Economy *Plus . . .*

- In response to an urgent need and constantly increasing demand for small economical homes of architectural quality and appeal we present, with pardonable pride and satisfaction, to the home builder of our community this beautifully prepared book of low cost interesting homes.

All of the homes illustrated are of original design, created by competent architects associated with our plan service department. These architects made an extensive survey of the home building trend, architecturally and otherwise, in all parts of the country, which developed valuable information and data for their guidance.

The result of this survey which is definitely reflected in the architectural individuality and beauty of each design, when taken as a whole constitutes a remarkable display of architectural understanding and skill as applied to small homes. For anyone seeking the latest in small home architecture and planning, there is most certain to be in this charming selection the home of his choice.

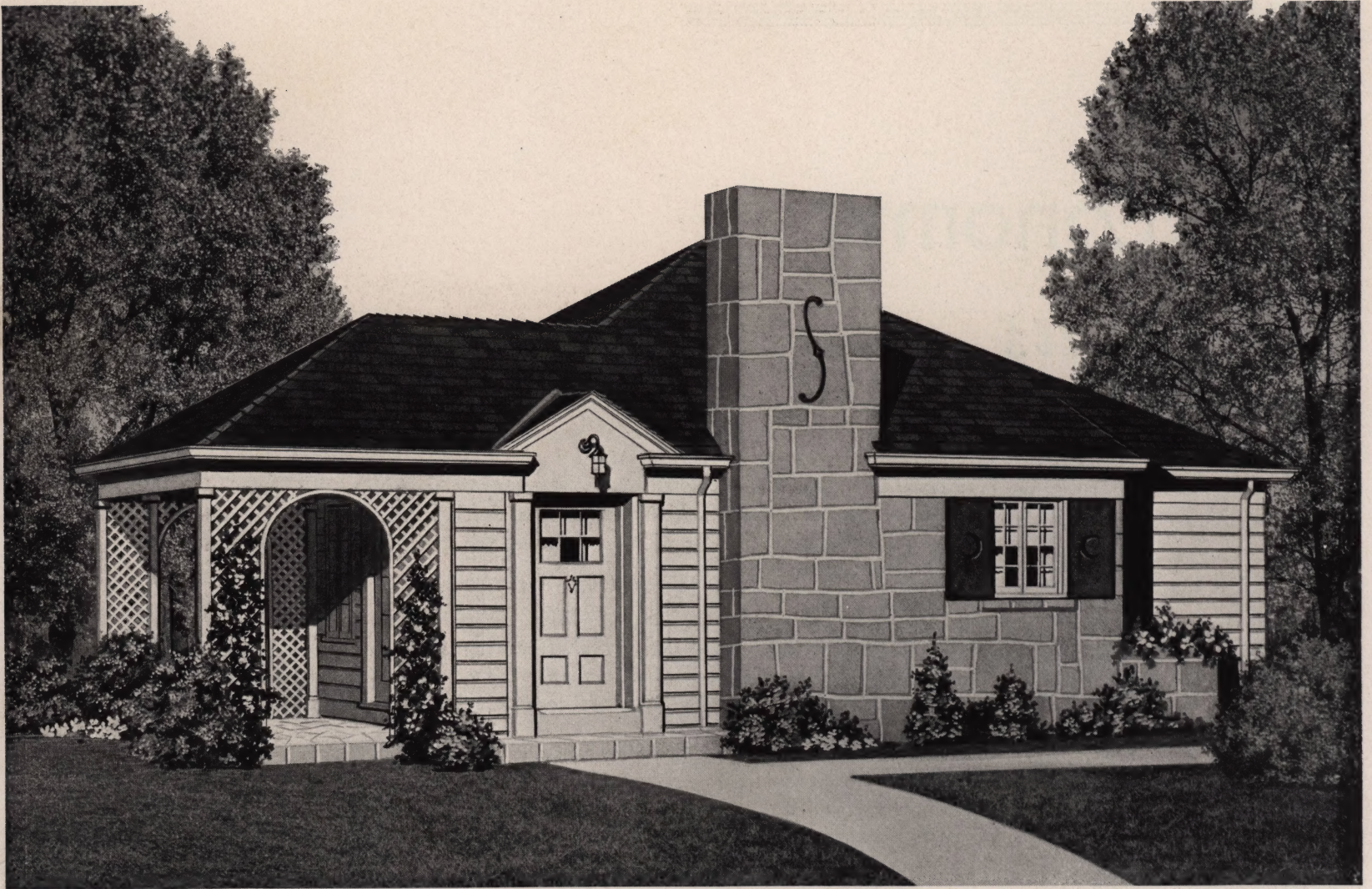
Design of correct architecture means pleasing appearance and that is very important, but not more so than sturdy construction, useful practical appointments, household conveniences and comfortable living quarters, all of which you will note have also provided most modernly and economically in every home plan shown.

For the purpose of variation and community adaptability, many of the designs in this book show plans with and without basements. The inclusion of basements is optional, and depends upon climatic conditions. The cost of finishing a basement is comparatively small and the additional space provides an economical location for heater, fruit storage, laundry and recreation.

You will further note that the architects have submitted two or more layouts for each home, having in mind the possible variation in individual taste and requirements in size or arrangement. Although the layouts shown are those believed to be the most satisfactory, it is not necessary that the home owner adhere to them. They can be easily changed to incorporate his ideas, for it is a part of our service to make any alterations desired.

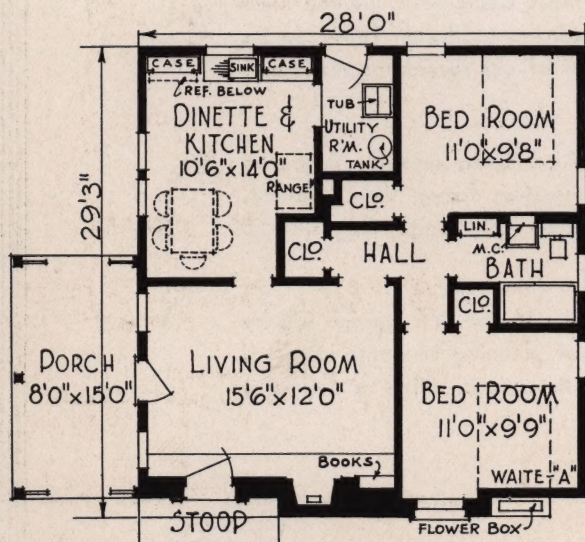
Complete working drawings for each of these designs have been carefully prepared by architects and are obtainable, together with specification forms, at our office. These plans are complete in every respect and in addition they comply fully with all FHA requirements, see Pages 32 and 33.

If interested in building a new home, or remodelling the old one, our service will be of immeasurable value to you from the initial stages of planning to completion. It costs nothing to talk it over and we welcome all such discussions. Give us a ring or drop in anytime.



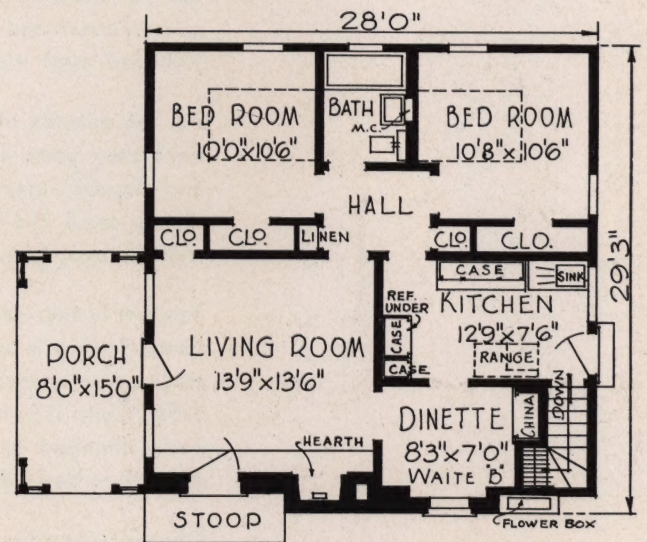
The WAITE

The massive stone chimney extending into the stone wall and neat flower box, the attractive entrance and the homey porch are harmoniously combined into this effective home design. The interior offers four well planned rooms with five room efficiency. Plan "A" is provided with a utility room.



FLOOR PLAN—A
FOUR ROOMS AND BATH
WITHOUT BASEMENT

CUBIC FEET	
PLAN-A	8920
PLAN-B	11650



FLOOR PLAN—B
FOUR ROOMS, BATH AND DINETTE
WITH BASEMENT

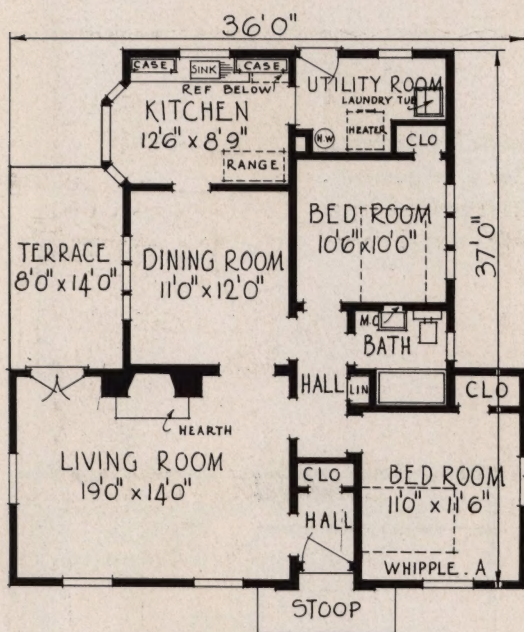
DIMENSIONS	
Size of main building	28'0" x 29'3"
Size over all	37'0" x 31'6"
Ceiling height	8'0"
Height of basement, Plan-B	7'0"

PLANS FOR ALL DESIGNS IN THIS BOOK PROVIDE FOR
STABLE AND SOUND CONSTRUCTION



The WHIPPLE

One of the very latest ideas in conservative moderne home architecture. A carefully detailed, dignified house which reflects attractiveness and home conveniences. It contains many features that cannot help but please.

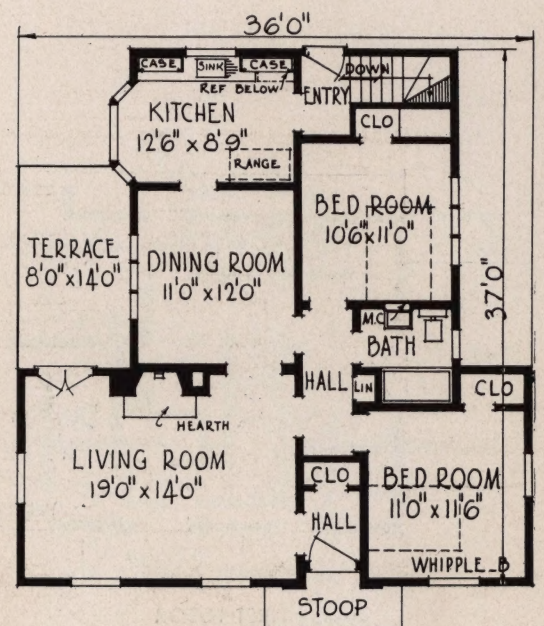


FLOOR PLAN—A
FIVE ROOMS, BATH AND UTILITY ROOM
WITHOUT BASEMENT

CUBIC FEET	
PLAN-A	11500
PLAN-B	15000

DIMENSIONS

Size of main building	36'0" x 37'0"
Size over all	37'0" x 40'6"
Ceiling height	8'4"
Height of basement, Plan-B	7'0"



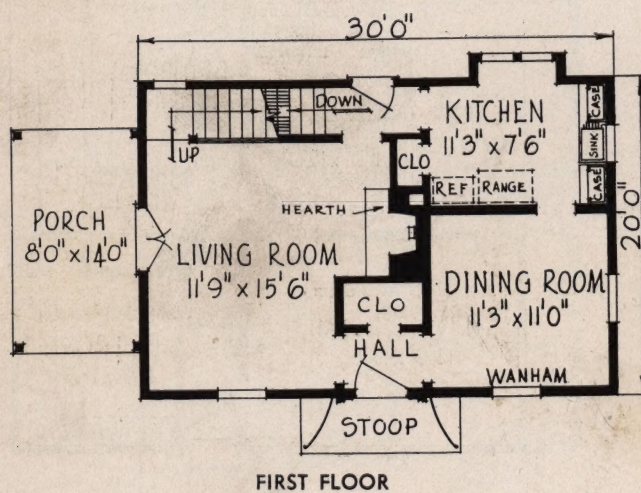
FLOOR PLAN—B
FIVE ROOMS AND BATH
WITH BASEMENT



The WANHAM

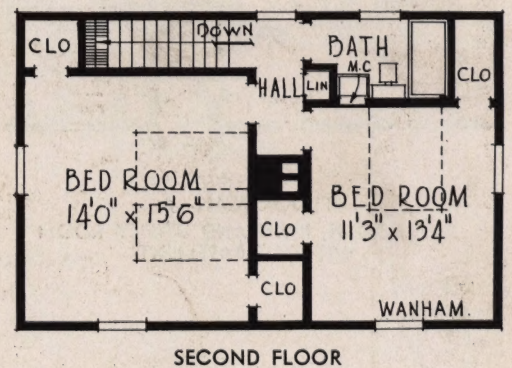
FIVE ROOMS AND BATH

This ideal ultra moderne home has many original and distinctive features, each playing its part in completing the harmonious design and interior arrangements. Please note the entry, the spacious living room, the kitchen conveniences and the large commodious bedrooms. No feature has been overlooked in making this a real home.



DIMENSIONS	
Size of main building.....	30'0" x 20'0"
Size over all.....	39'0" x 25'6"
Ceiling height, 1st floor.....	8'0"
Ceiling height, 2nd floor.....	8'0"
Height of basement.....	7'0"

CUBIC FEET
13700



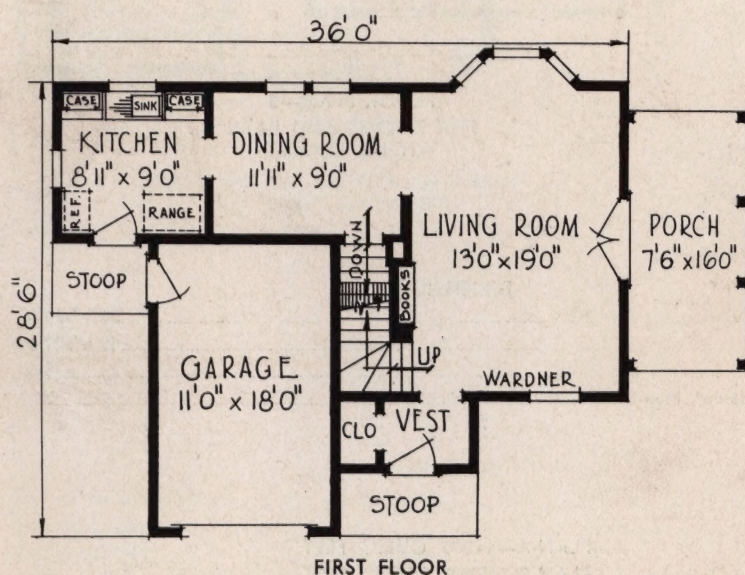
ASK US FOR FULL INFORMATION AND ESTIMATE OF COST.



The WARDNER

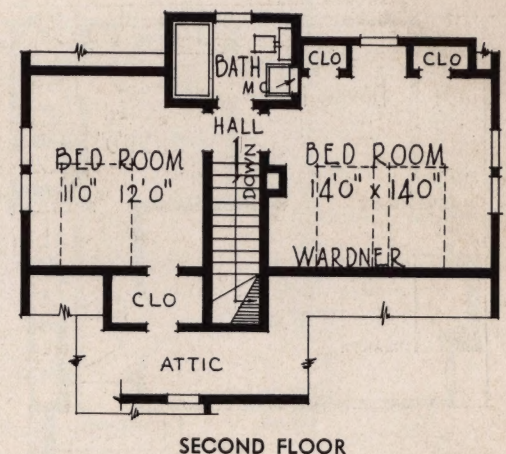
FIVE ROOMS, BATH AND GARAGE

One cannot help but concede the attractiveness of this distinctive, Colonial home. It reflects all that is desired in exterior appearance. The garage forming an integral part of the home is a very practical and convenient arrangement. The magnificent living room is but one of the charms of the well arranged interior.



DIMENSIONS	
Size of main building.....	36'0"x28'6"
Size over all.....	44'6"x31'6"
Ceiling height, 1st floor.....	8'2"
Ceiling height, 2nd floor.....	7'6"
Height of basement.....	7'0"

CUBIC FEET
16500

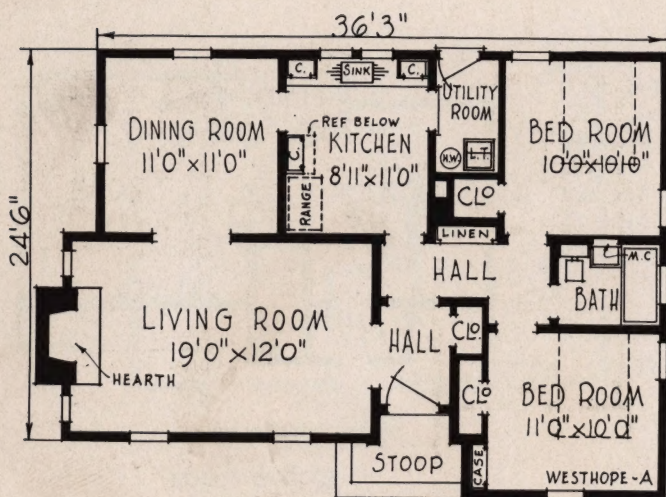


DURABLE MATERIALS ARE PROVIDED FOR
EVERY HOME IN THIS BOOK.

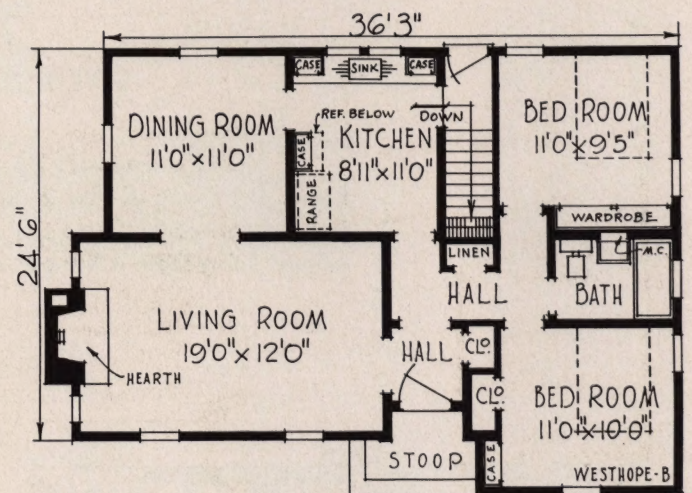


The WESTHOPE

The pleasing exterior is designed in a simple yet effective moderne style. It is a home not only distinguished in appearance but commodious in plan arrangement. A careful inspection of the floor plans will show many convenient features for cheerful comfort. Note the comfortable living room with the large fireplace, and the well appointed bedrooms.



FLOOR PLAN—A
FIVE ROOMS AND BATH
WITHOUT BASEMENT

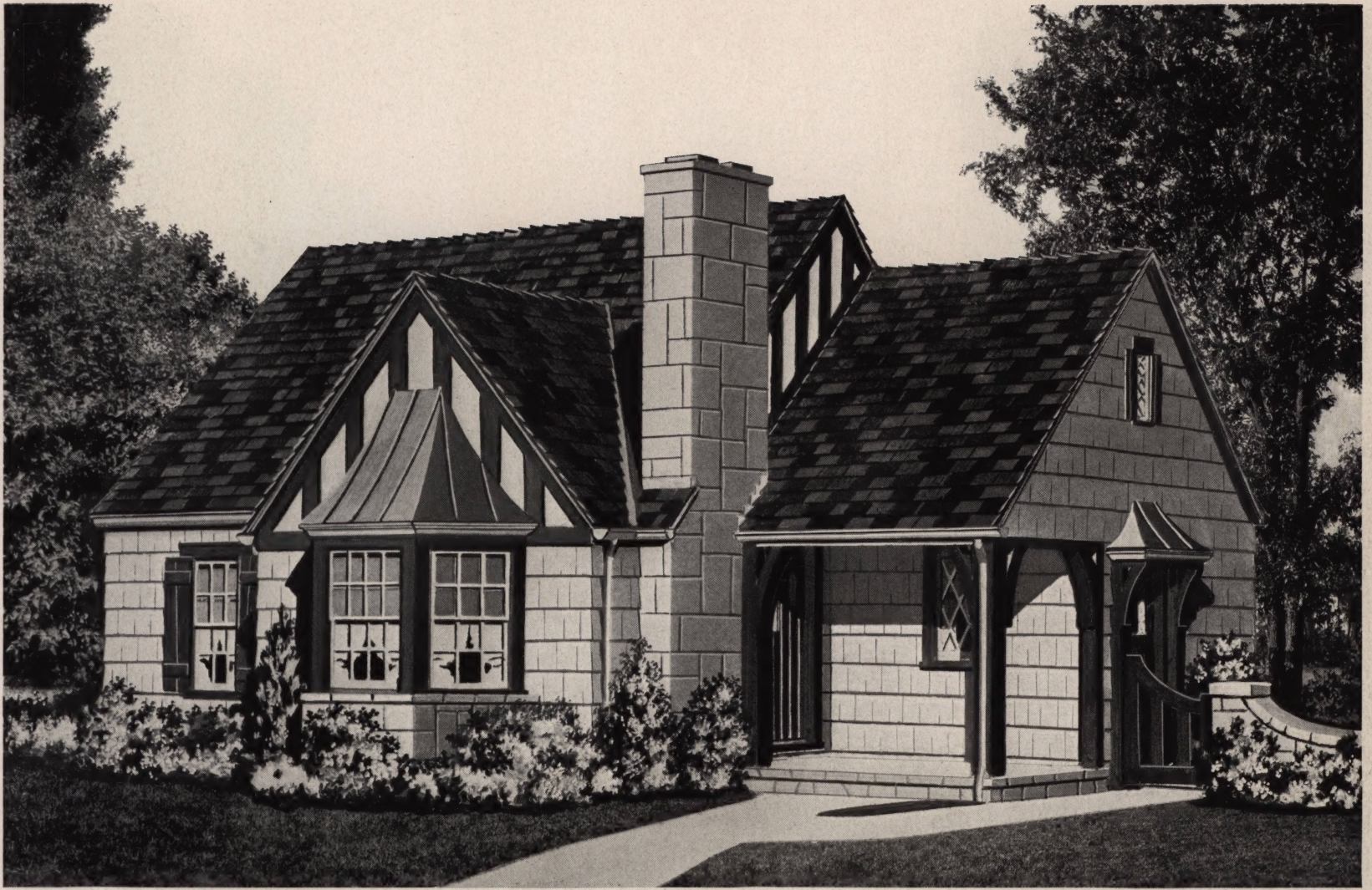


FLOOR PLAN—B
FIVE ROOMS AND BATH
WITH BASEMENT

DIMENSIONS

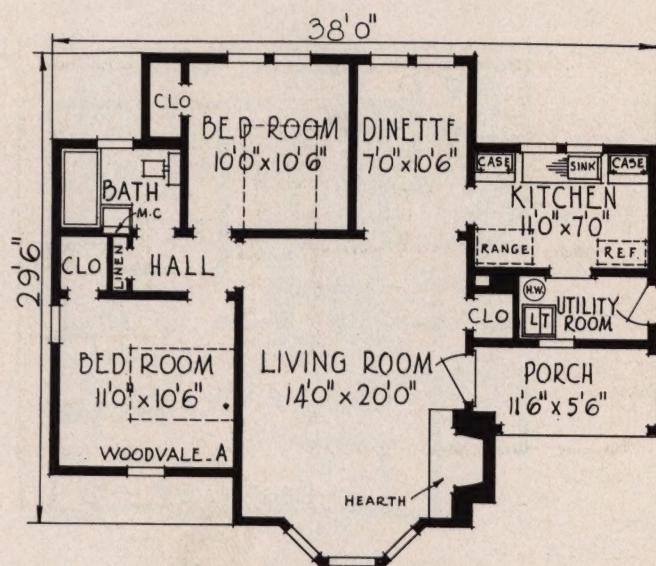
Size of main building.....	38'3" x 28'0"
Size over all.....	40'6" x 29'0"
Ceiling height.....	8'4"
Height of basement, Plan-B.....	7'0"

PLAN-A—11500 CUBIC FEET
PLAN-B—15700 CUBIC FEET



The WOODVALE

New, modern and beautiful are words which best describe this charming home of quaint English design. The shingled walls, the pleasing entrance and half timbered gable give the Woodvale a happy air of comfort and hospitality. The floor plans offer all modern conveniences and comforts for the small family.

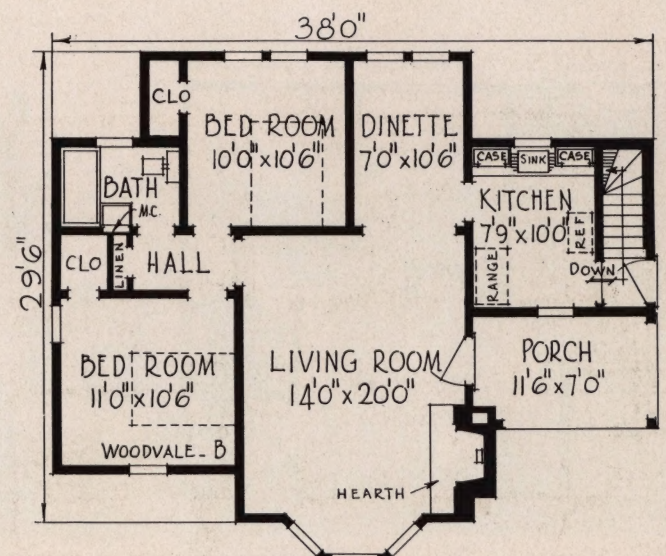


FLOOR PLAN—A
FOUR ROOMS, DINETTE AND BATH
WITHOUT BASEMENT

CUBIC FEET	
PLAN-A	10500
PLAN-B	16500

DIMENSIONS

Size of main building	38'0" x 29'6"
Size over all	40'6" x 33'0"
Ceiling height	8'2"
Height of basement, Plan-B	7'0"

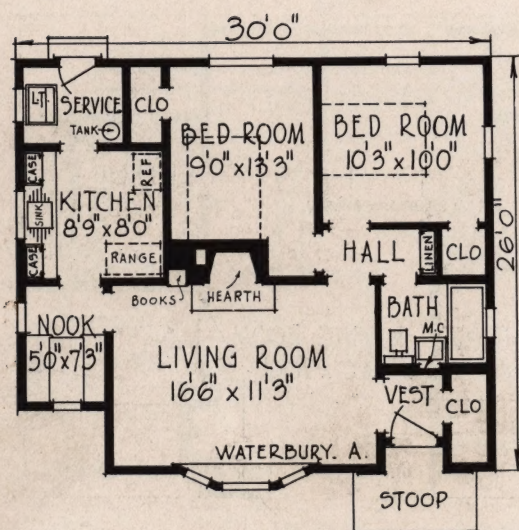


FLOOR PLAN—B
FOUR ROOMS, DINETTE AND BATH
WITH BASEMENT



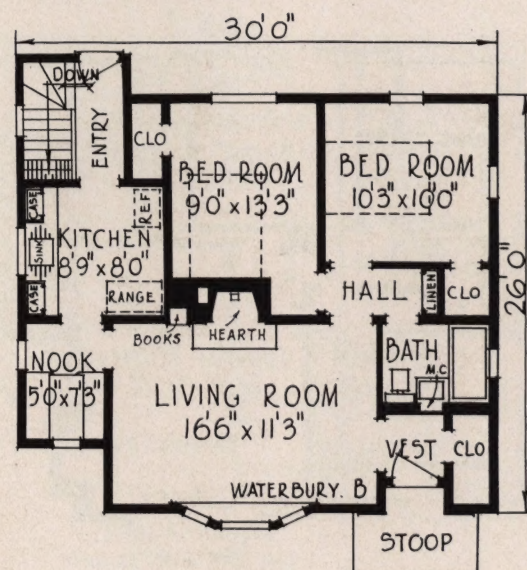
The WATERBURY

This home designed in simple moderne style is all that the handsome picture conveys. Neat, unique and attractive exterior with well-planned, comfortable rooms and special features for modern living. The plans offer four rooms with five room efficiency. Plans are furnished with or without basement.



FLOOR PLAN—A
FOUR ROOMS, NOOK AND BATH
WITHOUT BASEMENT

	CUBIC FEET
PLAN-A	8300
PLAN-B	11300



FLOOR PLAN—B
FOUR ROOMS, NOOK AND BATH
WITH BASEMENT

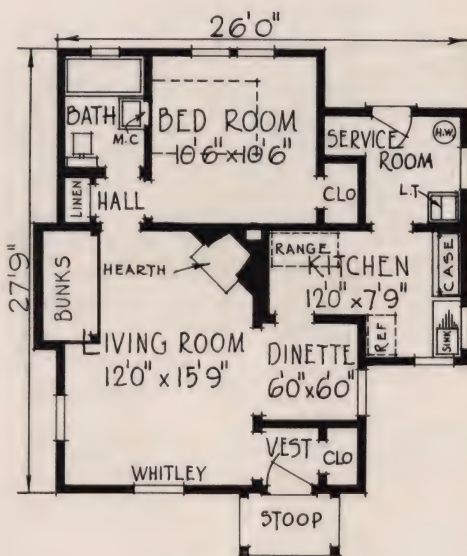
DIMENSIONS

Size of main building	30'0" x 26'0"
Size over all, Plan-B	30'6" x 32'6"
Ceiling height	8'0"
Height of basement, Plan-B	7'0"



The WHITLEY-A

A neat, trim and well proportioned small home of Colonial style which is very popular throughout the entire country. Economical of construction and suitable to a small lot it deserves careful consideration. In this design you will have the compactness of a three room home which offers five room efficiency. Below is illustrated a pleasing Spanish design — "The Whitley-B" suitable to the same floor plan.



FLOOR PLAN
THREE ROOMS, DINETTE AND BATH
WITHOUT BASEMENT

CUBIC FEET	
DESIGN-A	6200
DESIGN-B	6140

DIMENSIONS

Size of main building, Plan-A	26'0" x 27'9"
Size of main building, Plan-B	26'0" x 27'9"
Size over all, Plan-A	28'0" x 32'0"
Size over all, Plan-B	28'6" x 32'0"
Ceiling height	8'0"

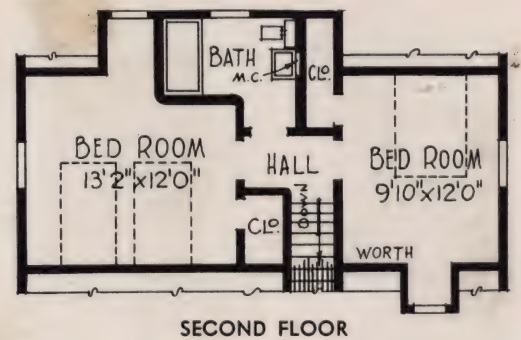


The WHITLEY-B—SPANISH
THE OUTSIDE WALLS ARE STUCCO ON TILE, CINDER BLOCKS
OR ADOBE BRICK.



The WORTH

This attractive picture demonstrates that the attached garage can be a pleasing feature of the home. On the inside are five large comfortable rooms efficiently arranged for modern living. Do not overlook the garden porch at the rear. This English type home will always retain its individuality.



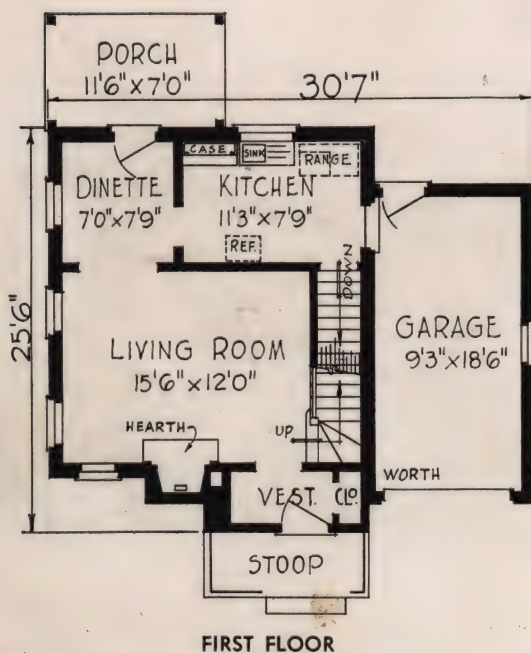
FIVE ROOMS, BATH AND GARAGE

DIMENSIONS

Size of main building.....	30'7" x 21'6"
Size over all.....	31'0" x 38'6"
Ceiling height, 1st floor.....	7' 10"
Ceiling height, 2nd floor.....	7' 6"
Height of basement.....	7' 0"

12900 CUBIC FEET

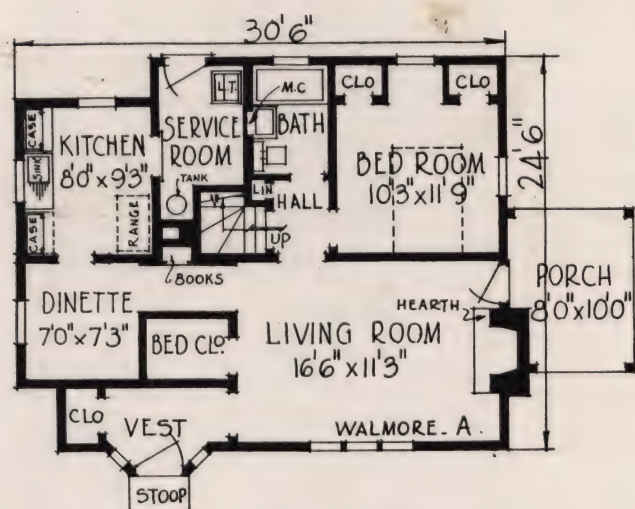
CALL, WRITE OR PHONE FOR FULL INFORMATION





The WALMORE

The individuality of this attractive home is at once admired and appreciated by the discriminating builder. It is a small home designed along English lines and offers as fine accommodations as many a larger home. The three main rooms are so arranged to equal five rooms in efficiency. This design permits future second floor rooms.

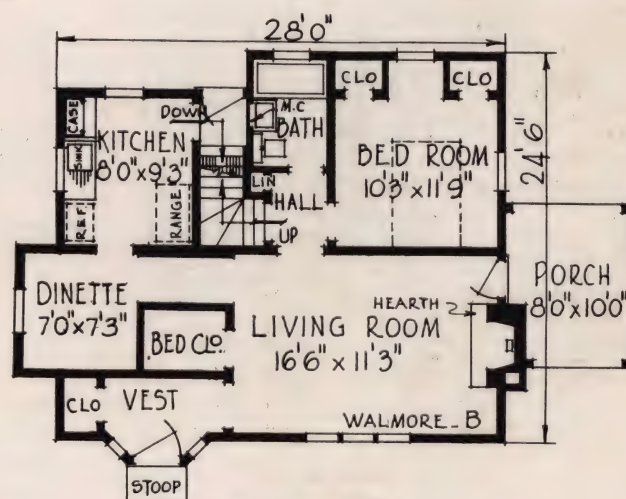


FLOOR PLAN—A
THREE ROOMS, BATH AND DINETTE
WITHOUT BASEMENT

CUBIC FEET	
PLAN-A	8000
PLAN-B	12500

DIMENSIONS

Size of main building	30'6" x 24'6"
Size over all	39'6" x 28'9"
Ceiling height	8'0"
Height of basement, Plan-B	7'0"

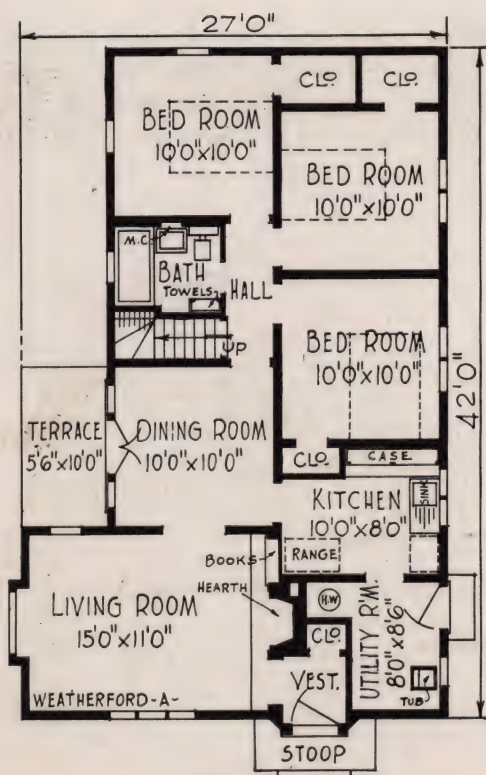


FLOOR PLAN—B
THREE ROOMS, BATH AND DINETTE
WITH BASEMENT



The WEATHERFORD

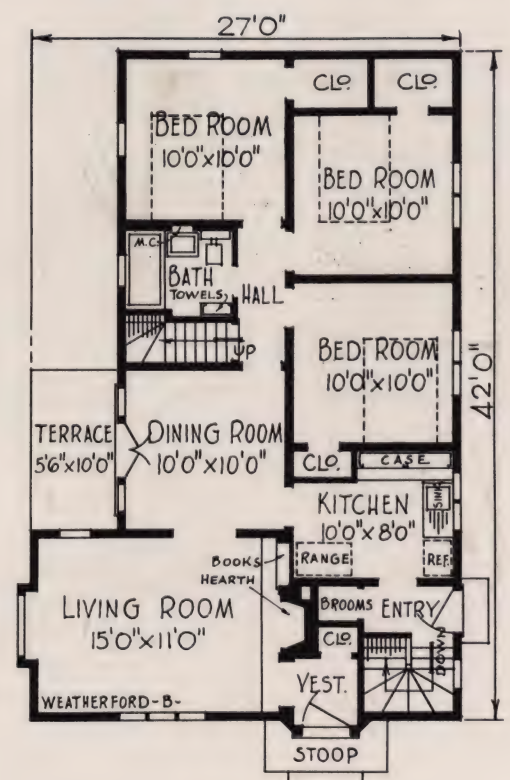
This English type cottage provides six well planned rooms, together with all the conveniences and arrangements so necessary to the modern family. A stairway is provided for access to the large attic space. This home is suitable to any climate or location.



FLOOR PLAN—A
SIX ROOMS AND BATH
WITHOUT BASEMENT

	CUBIC FEET
PLAN-A	10650
PLAN-B	13800

	DIMENSIONS
Size of main building	27'0" x 42'0"
Size over all	30'0" x 46'6"
Ceiling height	8'2"
Height of basement, Plan-B	7'0"



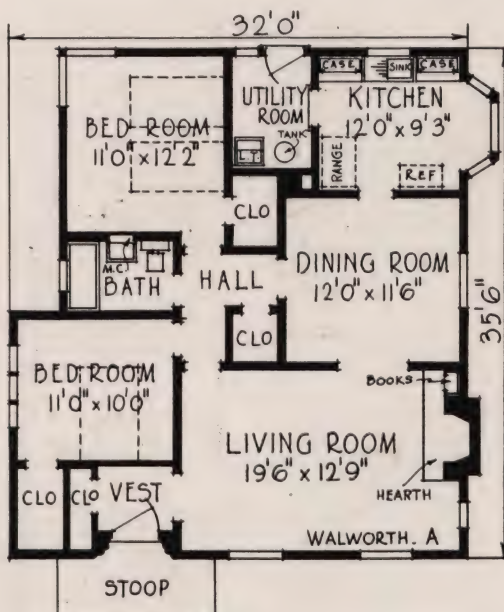
FLOOR PLAN—B
SIX ROOMS AND BATH
WITH BASEMENT

IT IS EASIER TO OWN A HOUSE TODAY THAN AT ANY TIME IN THE PAST.



The WALWORTH

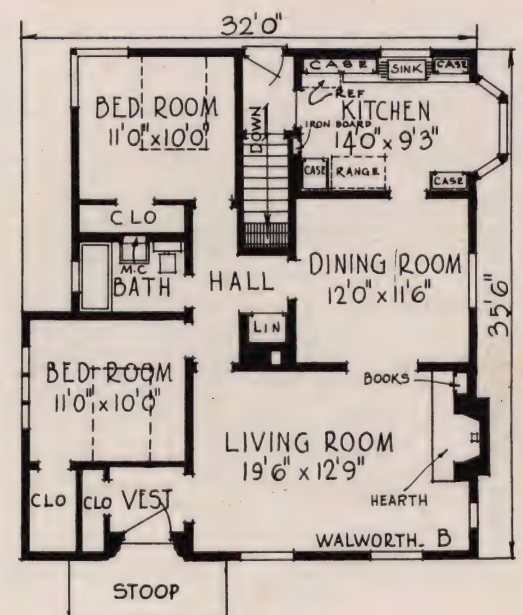
The charming simplicity of this moderne style cottage is much admired. The pleasing individuality of the entrance and the square, straight stone chimney harmonizes perfectly with the entire structure. A careful study of the floor plans will reveal large well lighted rooms conveniently planned with large closets and all modern conveniences.



FLOOR PLAN—A
FIVE ROOMS AND BATH
WITHOUT BASEMENT

	CUBIC FEET
PLAN-A	12800
PLAN-B	15550

COMPLETE WORKING DRAWINGS
FOR EACH OF THESE DESIGNS ARE
OBTAINABLE AT OUR OFFICE.



FLOOR PLAN—B
FIVE ROOMS AND BATH
WITH BASEMENT

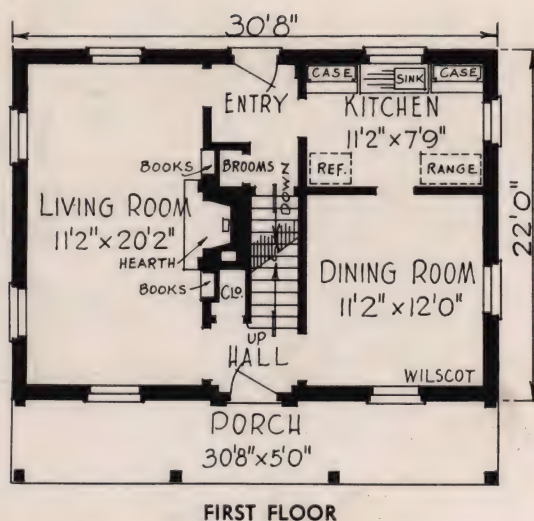
	DIMENSIONS
Size of main building	32'0" x 35'6"
Size over all	35'0" x 40'0"
Ceiling height	8'4"
Height of basement, Plan-B	7'0"



The WILSCOT

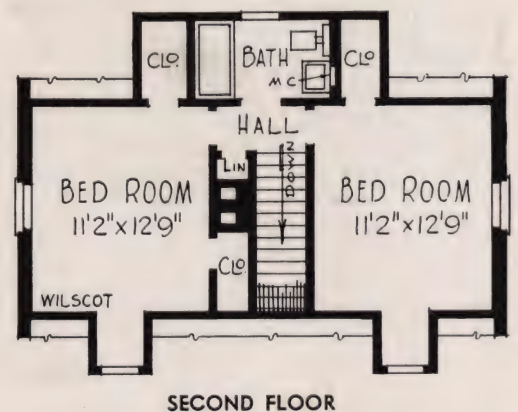
FIVE ROOMS AND BATH

A home of appealing interest to those who appreciate the cool comfort of the broad front porch. The outside walls are of common brick painted white. The plans show five rooms of comfortable size and arranged in a conveniently practical manner. The kitchen arrangement, the large fireplace and big closets are worthy of note. A home suitable to any location.



DIMENSIONS	
Size of main building.....	30'8"x22'0"
Size over all.....	32'0"x29'0"
Ceiling height, first floor.....	8'0"
Ceiling height, second floor.....	8'0"
Height of basement.....	7'0"

CUBIC FEET
15950



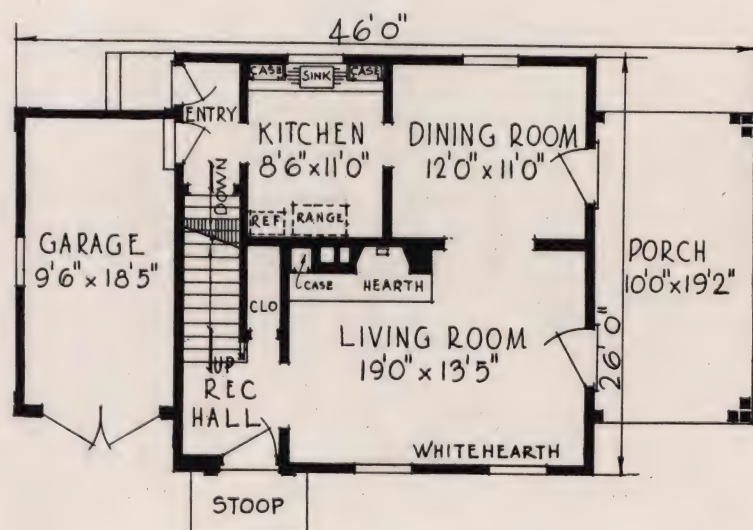
WE ARE HERE TO HELP YOU. OUR SERVICE IS COMPLETE.



The WHITEHEARTH

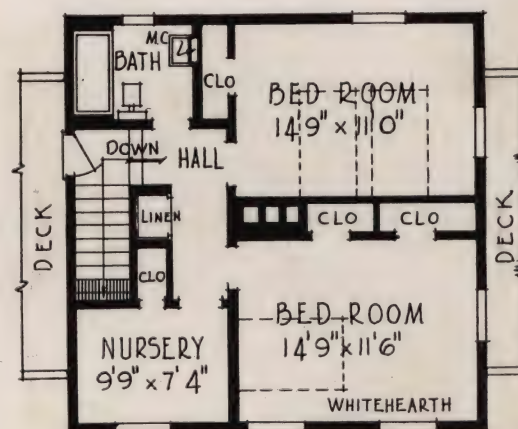
SIX ROOMS, BATH AND GARAGE

The Whiteheart is a distinctive home of moderne type. It is really a small home but owes its imposing appearance to the attractive garage attached at the left and to the splendid porch at the right. Being square in shape it offers the most in convenience of floor arrangement. All rooms are large and planned for modern living. This type of home permits low construction costs.



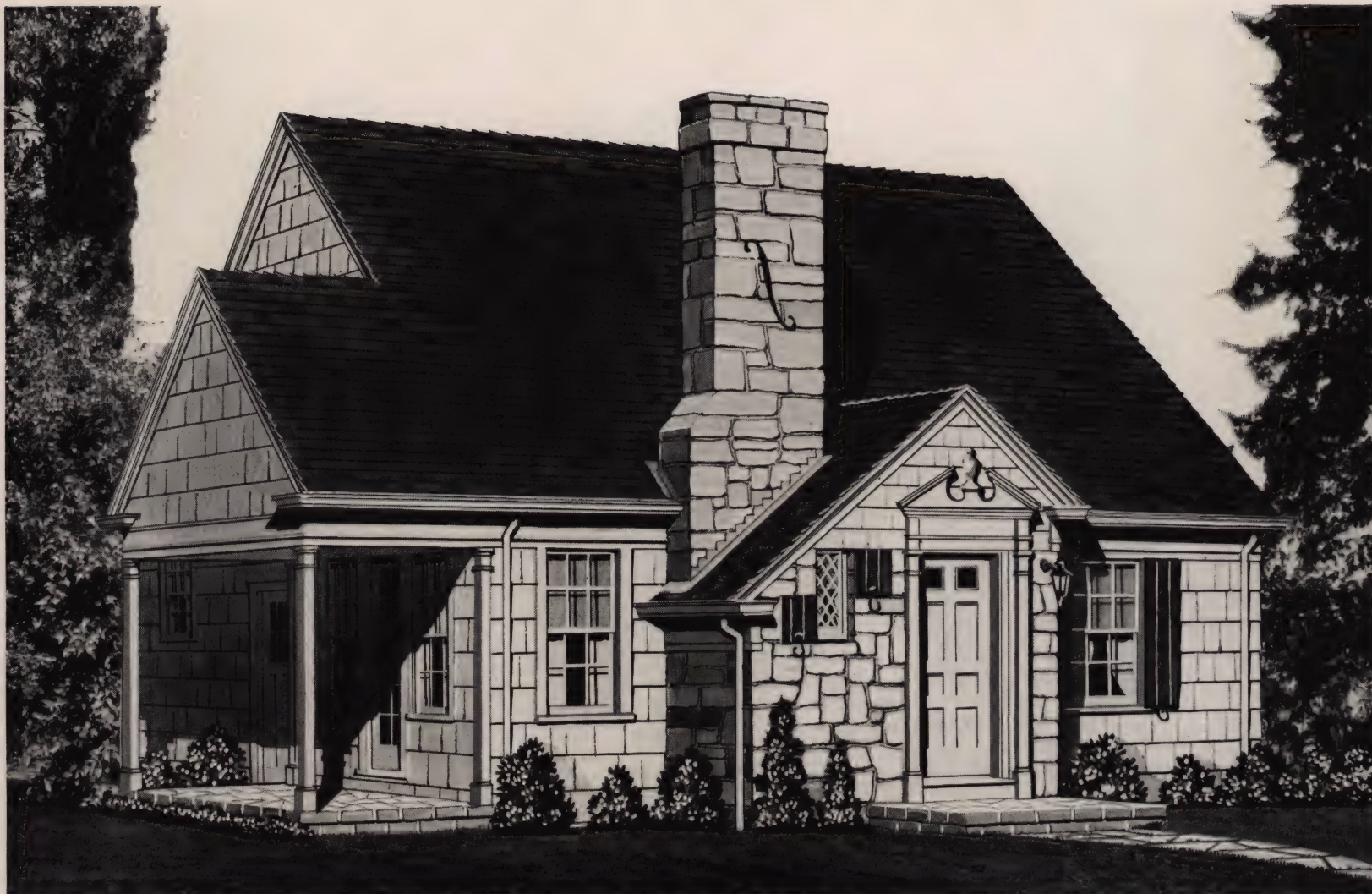
FIRST FLOOR

DIMENSIONS	
Size of main building.....	26'0" x 26'0"
Size over all.....	46'0" x 31'0"
Ceiling height, 1st floor.....	8'0"
Ceiling height, 2nd floor.....	7'6"
Height of basement.....	7'0"



SECOND FLOOR

18850 CUBIC FEET

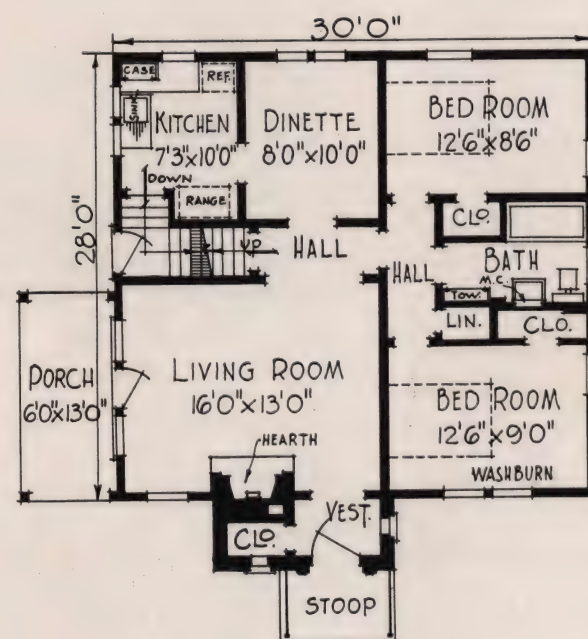


The WASHBURN

The attractiveness of this Colonial cottage is accentuated by the cheerful side porch, the large stone chimney and the attractive entrance. The floor arrangement is simple yet conveniently planned—and the rooms are comfortable, large and cheerful. The illustration below shows this design—The Washburn-B—in brick construction. The moderate construction cost will permit this home to be the selection of many.



The WASHBURN-B
THE OUTSIDE WALLS ARE OF BRICK CONSTRUCTION,
PAINTED WHITE



CUBIC FEET
15800

FLOOR PLAN
FIVE ROOMS AND BATH
WITH BASEMENT

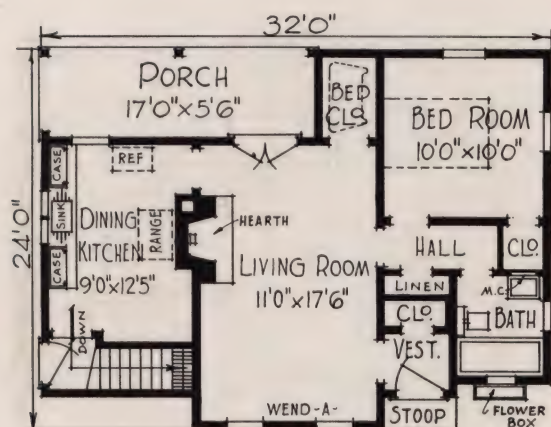
DIMENSIONS

Size of main building.....	30'0" x 28'0"
Size over all.....	37'0" x 38'0"
Ceiling height.....	8'2"
Height of basement.....	7'0"



The WEND

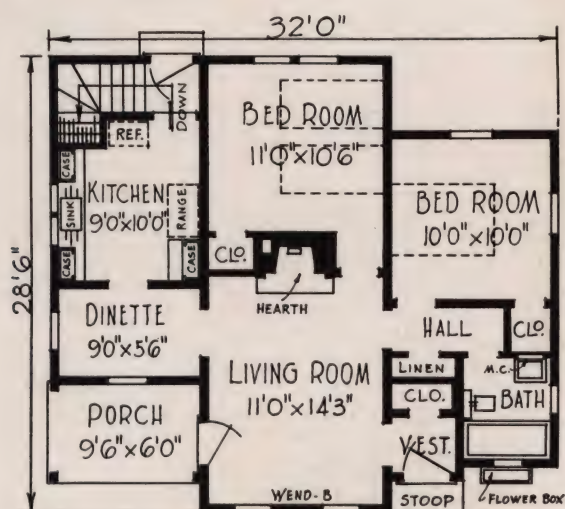
This cheerful English cottage offers a selection of three carefully designed plans—each of which is planned for practical efficiency and happy comfort. Plan "A", while only three rooms is equal to five rooms in efficiency. Plan "B" is equal to five rooms, Plan "C" is equal to six rooms. Either of these plans deserve careful consideration.



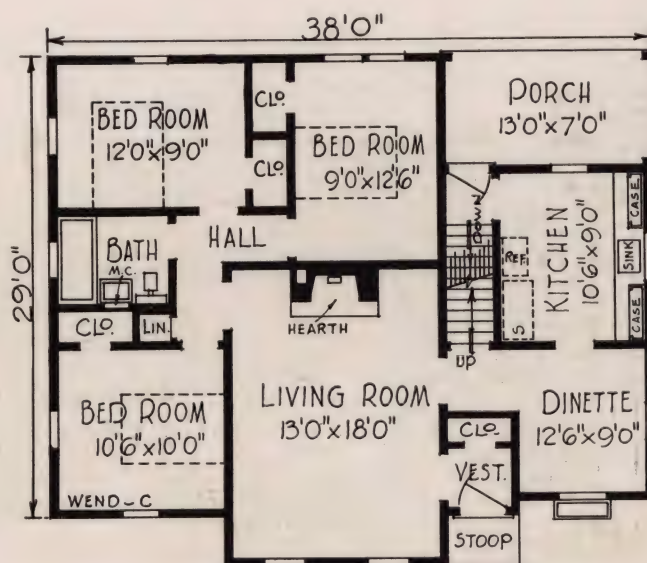
FLOOR PLAN-A

THREE ROOMS,
BATH AND BED
CLOSET

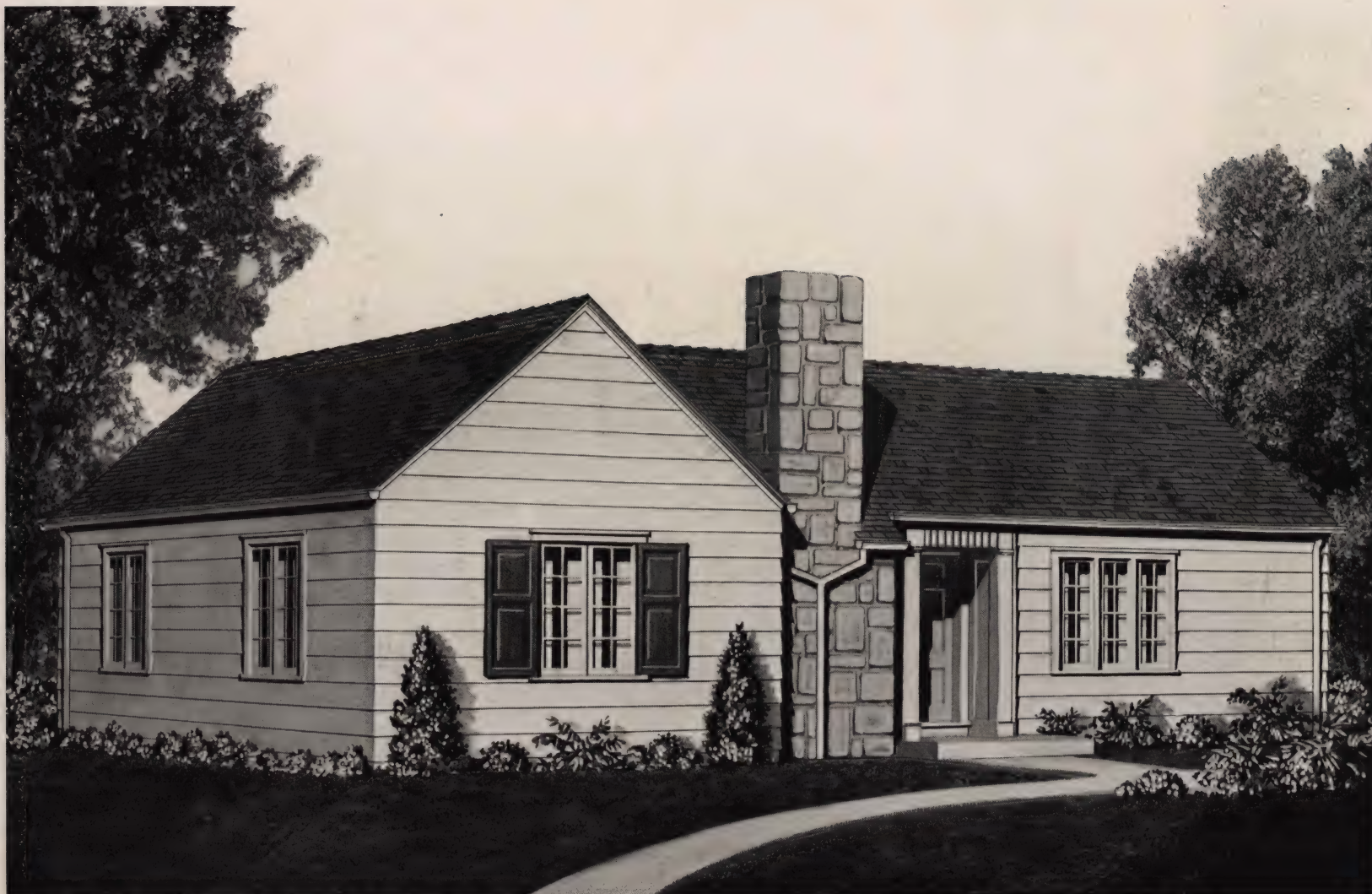
CUBIC FEET	
PLAN-A	9450
PLAN-B	11450
PLAN-C	16600



FLOOR PLAN-B
AT THE RIGHT
FOUR ROOMS, BATH
AND DINETTE

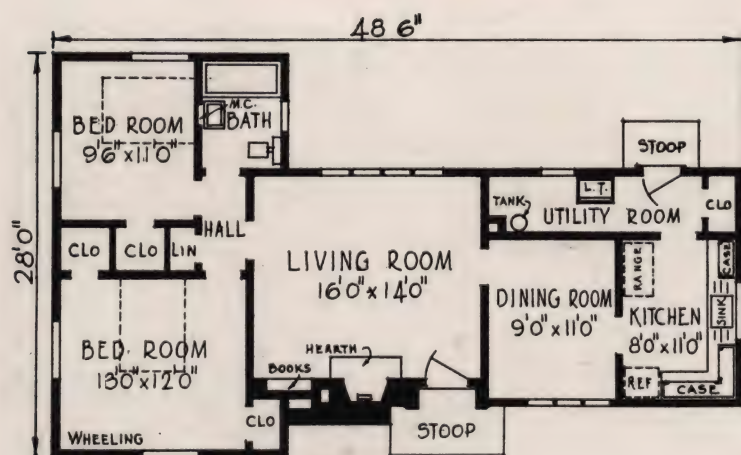


FLOOR PLAN-C
FIVE ROOMS, DINETTE AND BATH,
STAIRWAY TO ATTIC

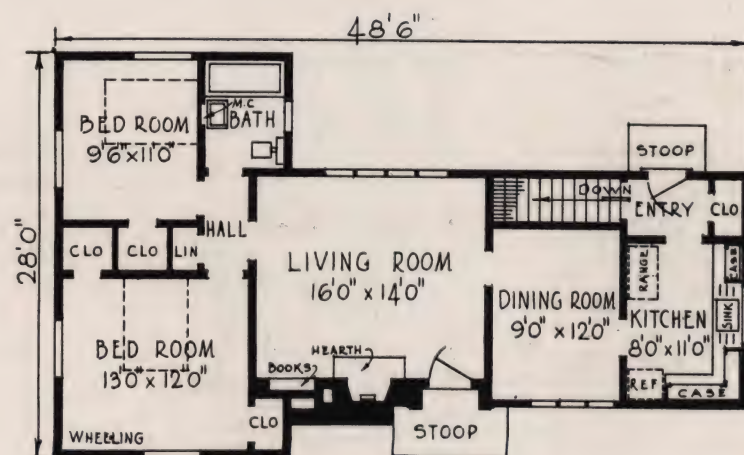


The WHEELING

The picture of this charming home tells its story better than words. A house which attracts admiring attention. It will be hard to find a more homelike and inviting structure. A study of the plan shows a large living room with a massive fireplace, two large bedrooms, a well placed dining room, an efficiency kitchen and plenty of closets.



FLOOR PLAN—A
FIVE ROOMS AND BATH
WITHOUT BASEMENT



FLOOR PLAN—B
FIVE ROOMS AND BATH
WITH BASEMENT

PLAN-A—10950 CUBIC FEET
PLAN-B—14650 CUBIC FEET

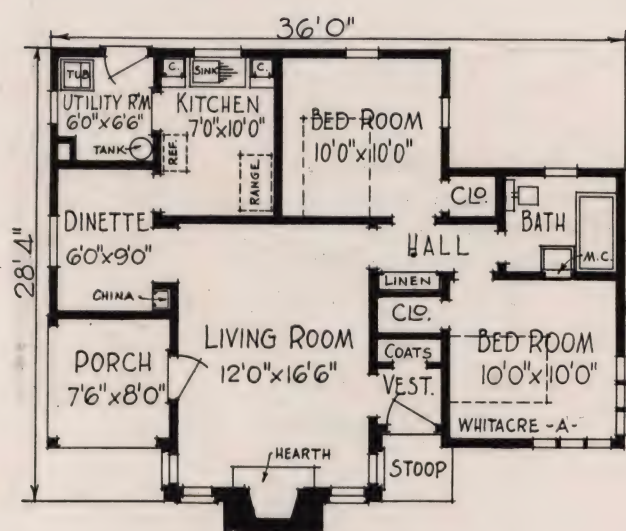
DIMENSIONS

Size of main building.....	48'6" x 28'0"
Size over all.....	49'6" x 29'0"
Ceiling height.....	8'4"
Height of basement, Plan-B.....	7'0"



The WHITACRE

Brick and shingles beautifully combined in a sturdy English cottage. It is a remarkable value because of careful planning. Housekeeping is especially pleasant when there is a convenient place for everything, as in the WHITACRE. All rooms are of good size. The massive chimney which lends such distinction to the exterior also provides a living room fireplace.



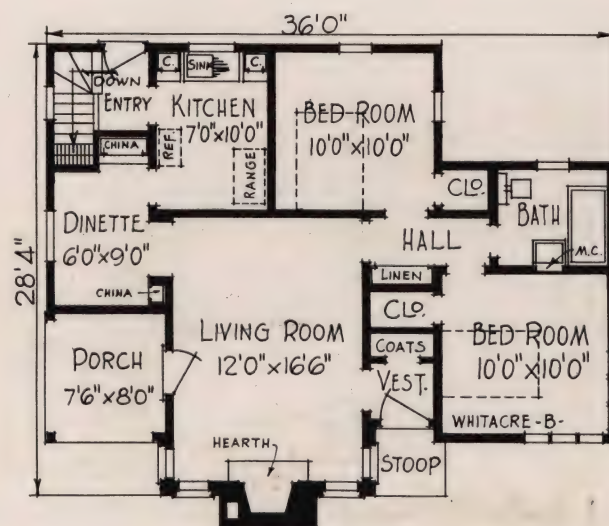
FLOOR PLAN—A
FOUR ROOMS, DINETTE AND BATH
WITHOUT BASEMENT

CUBIC FEET	
PLAN-A	9000
PLAN-B	12900

COMPLETE PLANS ARE AVAILABLE FOR ALL DESIGNS

DIMENSIONS

Size of main building	36'0" x 25'0"
Size over all	37'0" x 31'0"
Ceiling height	8'2"
Height of basement, Plan-B	7'0"



FLOOR PLAN—B
FOUR ROOMS, DINETTE AND BATH
WITH BASEMENT

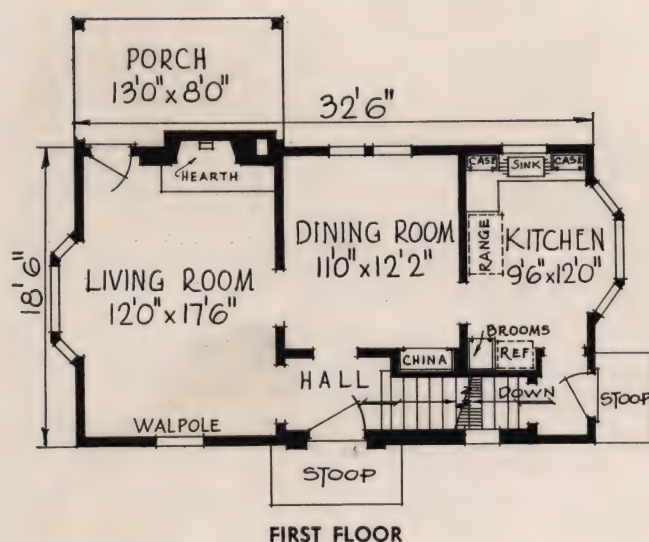


The WALPOLE

FIVE ROOMS AND BATH

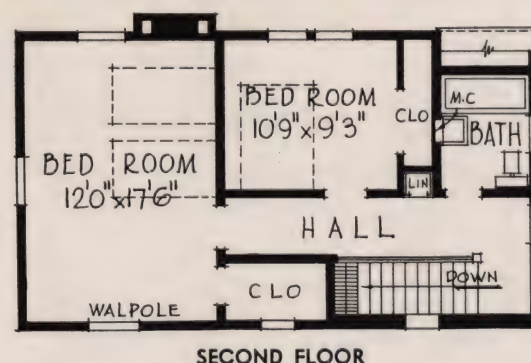
This home with its touch of Colonial influence has a dignity and solidity that is at once apparent. As it faces the broad way to the street it appears to be much larger than it really is. It contains five well planned rooms with modern conveniences and a cheerful garden porch at the rear. A type of home which, on account of its square shape, offers most for the investment.

15200 CUBIC FEET



DIMENSIONS

Size of main building..... 32'6" x 18'6"
 Size over all..... 38'6" x 31'0"
 Ceiling height, 1st floor..... 8'0"
 Ceiling height, 2nd floor 8'0"
 Height of basement..... 7'0"



DO NOT HESITATE TO CONSULT US. WE ARE AT YOUR SERVICE.

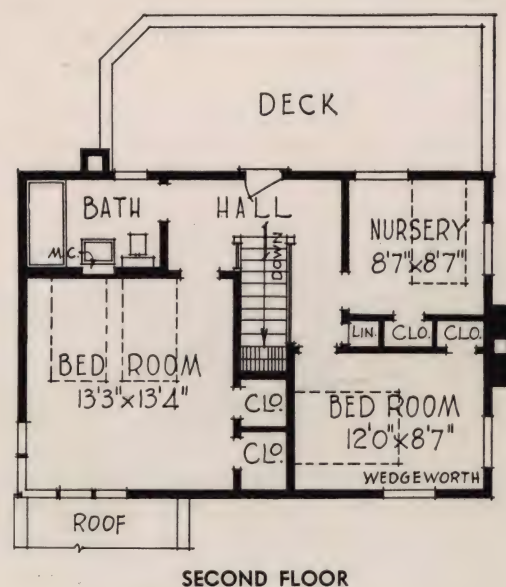
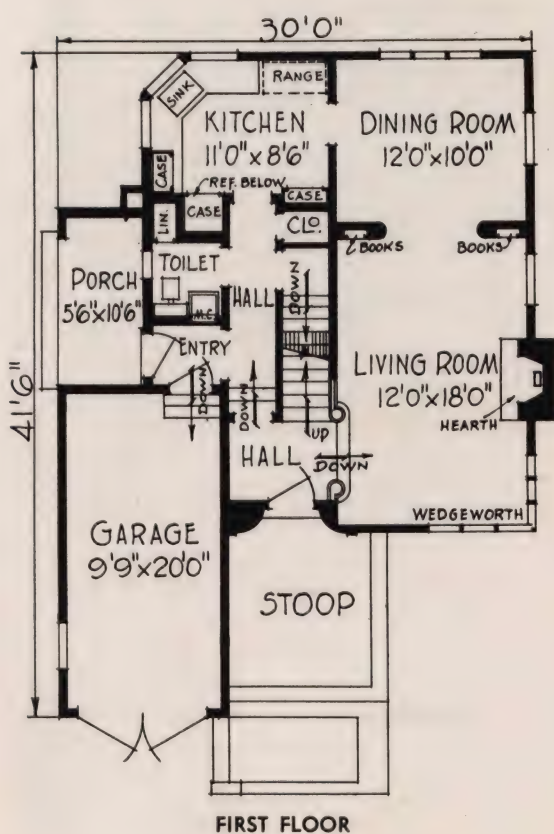


The WEDGEWORTH

SIX ROOMS, BATH, TOILET AND GARAGE

*H*ere is a dignified and impressive home which carries with it all the charm of the conservative Moderne style. For some a home is incomplete without having the garage in a most convenient location. The large cheerful rooms with their abundance of windows are provided with labor saving conveniences so much appreciated by the family.

•
CUBIC FEET
18500
•



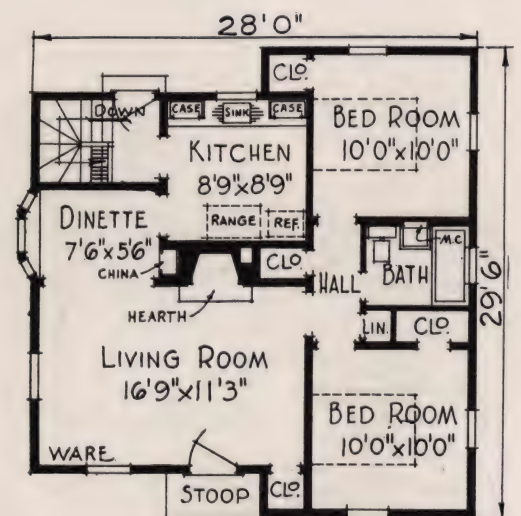
DIMENSIONS

Size of main building.....	30'0" x 30'0"
Size over all.....	32'6" x 47'0"
Ceiling height, 1st floor.....	8'4"
Ceiling height, 2nd floor.....	8'0"
Height of basement.....	7'0"



The WARE-A

Every convenience necessary to make this a model home is incorporated. The four well planned rooms are ideally arranged for five room efficiency, which gives the housewife many extra hours of leisure. The picture below illustrates The WARE-B designed in the moderne style. These designs are worthy of careful consideration.



CUBIC FEET	
DESIGN-A	11050
DESIGN-B	10500

FLOOR PLAN
FOUR ROOMS, DINETTE AND BATH
WITH BASEMENT



The WARE-B

DESIGNED IN MODERNE STYLE, OUTSIDE WALLS OF STUCCO ON TILE,
CINDER BLOCKS OR ADOBE

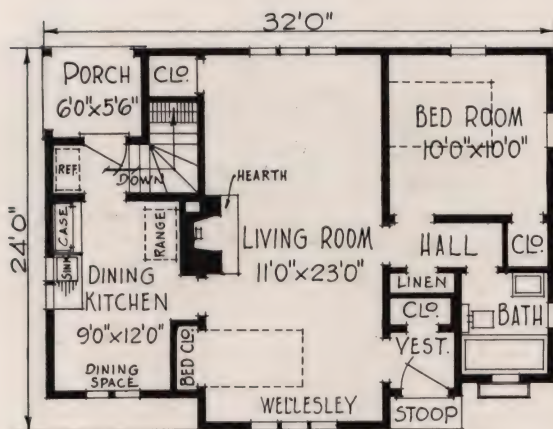
DIMENSIONS

Size of main building.....	28'0"x29'6"
Size over all.....	30'0"x30'6"
Ceiling height.....	8'2"
Height of basement.....	7'0"



The WELLESLEY

A surprising amount of space is available inside this cozy English cottage. The compactness and convenient layout of the three rooms is really equal to the efficiency of five rooms. The large living room is converted into a bedroom at night, by use of a disappearing bed. Plans for this design are also furnished in brick construction as illustrated below.



FLOOR PLAN
THREE ROOMS, BATH AND BED CLOSET
WITH BASEMENT

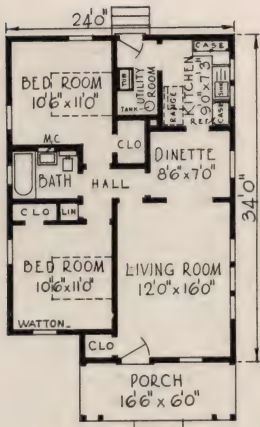
CUBIC FEET
10600

DIMENSIONS

Size of main building, Plan-A.....	32'0" x 24'0"
Size of main building, Plan-B.....	32'0" x 24'0"
Size over all, Plan-A.....	32'6" x 25'0"
Size over all, Plan-B.....	32'6" x 25'0"
Ceiling Height.....	8'0"
Height of basement.....	7'0"



The WELLESLEY-B
DESIGNED WITH THE LOWER WALL IN BRICK AND GABLES
IN RUSTIC SIDING



FLOOR PLAN—A
WITHOUT BASEMENT

PLAN-A
CUBIC FEET
8970



The WATTON

It is just a little model home, simple in design, yet very effective and inexpensive too. The interior offers the efficiency and the modern conveniences of five rooms.



FLOOR PLAN—B
WITH BASEMENT

PLAN-B
CUBIC FEET
11900

EACH PLAN OFFERS FOUR
ROOMS, DINETTE AND BATH

DIMENSIONS

Size of main building, Plan-A.....24'0"x34'0"
Size of main building, Plan-B.....24'0"x34'0"
Size over all, Plan-A.....25'0"x41'0"

Size over all, Plan-B.....25'0"x41'0"
Ceiling height.....8'0"
Height of basement, Plan-B.....7'0"



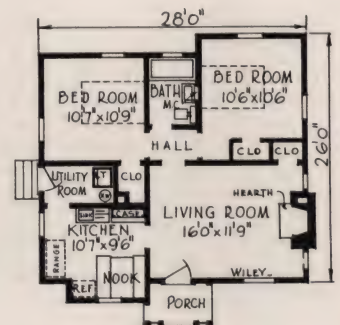
The WILEY

Designed in New England Colonial, a home of outstanding beauty and convenience. The plans show four rooms with five room efficiency.

DIMENSIONS

Size of main building, Plan-A.....28'0"x28'0" Size over all, Plan-B.....29'6"x31'6"
Size of main building, Plan-B.....28'0"x28'0" Ceiling height.....8'0"
Size over all, Plan-A.....29'6"x31'6" Height of basement, Plan-B.....7'0"

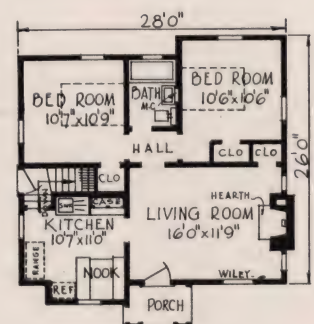
PLAN-A
CUBIC FEET
7900



FLOOR PLAN—A
WITHOUT BASEMENT

EACH FLOOR PLAN OFFERS
FOUR ROOMS, NOOK AND BATH

PLAN-B
CUBIC FEET
9800



FLOOR PLAN—B
WITH BASEMENT



The WELLSTON

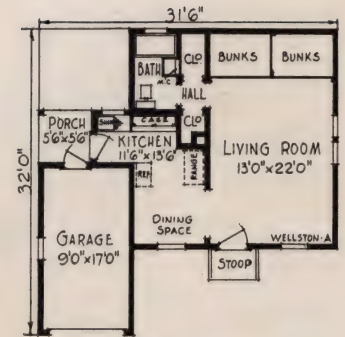
A conservative Moderne small home, neat, trim and attractive. Plan A offers the efficiency of four rooms—Plan B the efficiency of five rooms. Note the attached garage.

DIMENSIONS

Size of main building, Plan-A.....	22'0"x23'0"	Size over all, Plan-B.....	32'6"x41'0"
Size of main building, Plan-B.....	22'0"x32'0"	Ceiling Height.....	8'2"
Size over all, Plan-A.....	32'6"x32'6"	Height of basement, Plan-B.....	7'0"

PLAN-A CUBIC FEET 7300

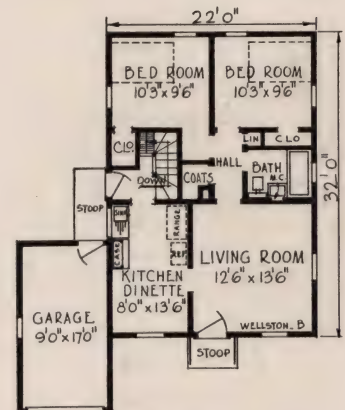
TWO ROOMS,
DINING SPACE,
TWO BUNKS,
BATH AND
GARAGE.



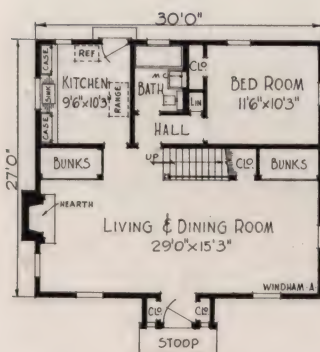
FLOOR PLAN—A
WITHOUT BASEMENT

PLAN-B CUBIC FEET 11500

FOUR ROOMS,
DINING SPACE,
BATH AND
GARAGE.



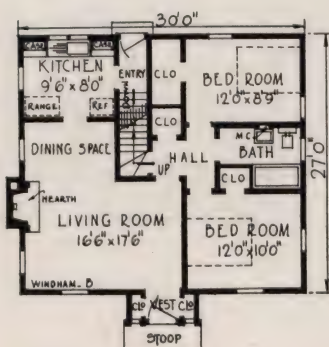
FLOOR PLAN—B
WITH BASEMENT



FLOOR PLAN—A
WITHOUT BASEMENT

PLAN-A— 9700 CUBIC FEET
PLAN-B—12240 CUBIC FEET

PLAN-A
THREE ROOMS,
TWO BUNKS,
BATH AND
LARGE BAL-
CONY FOR
EXTRA BUNKS



FLOOR PLAN—B
WITH BASEMENT

PLAN-B
FOUR ROOMS,
DINING SPACE,
AND BATH

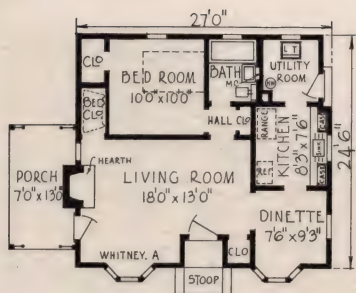


The WINDHAM

This cheerful Cape Cod cottage gives a selection of two floor plans—Plan A while only three rooms offers the efficiency of six rooms. Plan B provides a stairway to attic where future rooms can be installed.

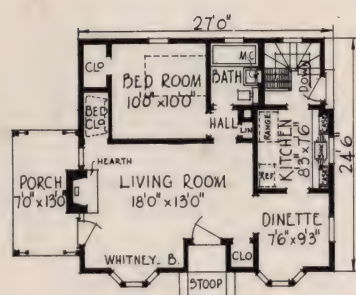
DIMENSIONS

Size of main building, Plan-A.....	30'0"x27'0"	Size over all, Plan-B.....	32'0"x34'6"
Size of main building, Plan-B.....	30'0"x27'0"	Ceiling height.....	8'2"
Size over all, Plan-A.....	32'0"x34'6"	Height of basement, Plan-B.....	7'0"



FLOOR PLAN—A
WITHOUT BASEMENT

EACH PLAN OFFERS THREE
ROOMS, DINETTE
AND BED CLOSET



FLOOR PLAN—B
WITH BASEMENT

PLAN-A
CUBIC FEET
7450

PLAN-B
CUBIC FEET
9500



The WHITNEY

This beautiful cottage with the attractive entrance and cheerful porch while compactly designed for three rooms, gives to the family the convenience and efficiency of five rooms.

DIMENSIONS

Size of main building, Plan-A.....	27'0"x24'6"	Size over all, Plan-B.....	34'6"x27'6"
Size of main building, Plan-B.....	27'0"x24'6"	Ceiling height.....	8'2"
Size over all, Plan-A.....	34'6"x27'6"	Height of Basement, Plan-B.....	7'0"

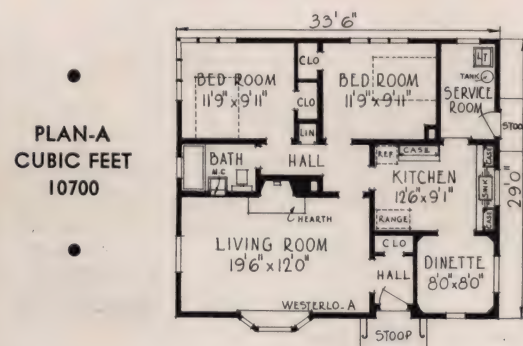


The WESTERLO

This clear cut Moderne cottage offers an ideal room arrangement for the happy family. Four rooms conveniently planned with five room efficiency. The building cost is moderate.

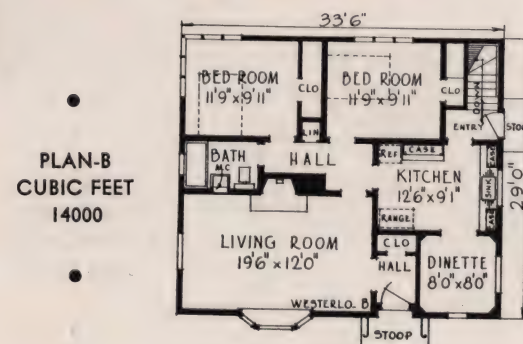
DIMENSIONS

Size of main building, Plan-A.....	33'6"x29'0"	Size over all, Plan-B.....	37'0"x33'0"
Size of main building, Plan-B.....	33'6"x29'0"	Ceiling Height.....	8'4"
Size over all, Plan-A.....	37'0"x33'0"	Height of Basement, Plan-B.....	7'0"



FLOOR PLAN—A
WITHOUT BASEMENT

EACH PLAN OFFERS FOUR
ROOMS, DINETTE AND BATH



FLOOR PLAN—B
WITH BASEMENT

PLAN-B
CUBIC FEET
14000



FLOOR PLAN—A
WITHOUT BASEMENT

PLAN-A
CUBIC FEET
6300

THE WAYMAN
OFFERS A SELECTION
OF SIX DIFFERENT
DESIGNS



DESIGN No. 1



DESIGN No. 2

The WAYMAN

THREE ROOMS, BATH, DINING NOOK
AND BED CLOSET

*D*esigned to occupy the small space required for three rooms, but equipped with the conveniences and efficiency of five rooms. The living room can be used as a bedroom at night if necessary. These small cottages are of good architecture and will make pleasing additions to any community.

DIMENSIONS

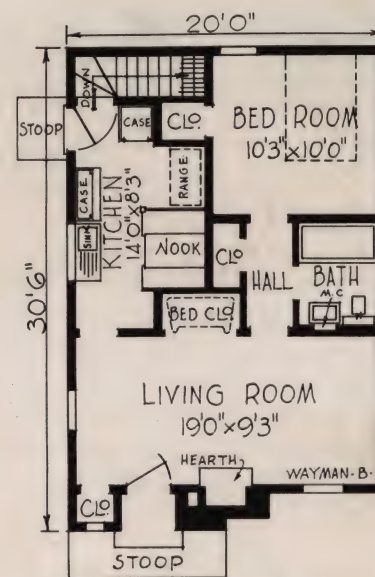
Size of main building, Plan-A.....	20'0" x 30'6"
Size of main building, Plan-B.....	20'0" x 30'6"
Size over all, Plan-A.....	21'0" x 33'6"
Size over all, Plan-B.....	24'0" x 33'6"
Ceiling height.....	8'0"
Height of basement, Plan-B.....	7'0"



DESIGN No. 3

PLAN-B
CUBIC FEET
8350

WHEN ORDERING
PLANS, GIVE NAME,
DESIGN NO. AND
FLOOR PLAN WANTED



FLOOR PLAN—B
WITH BASEMENT



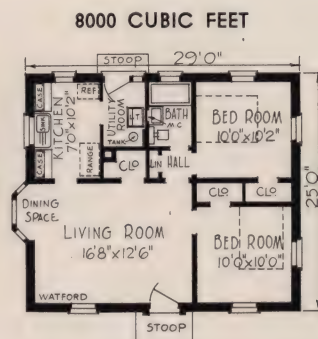
The WATFORD

FOUR ROOMS, BATH AND DINING SPACE

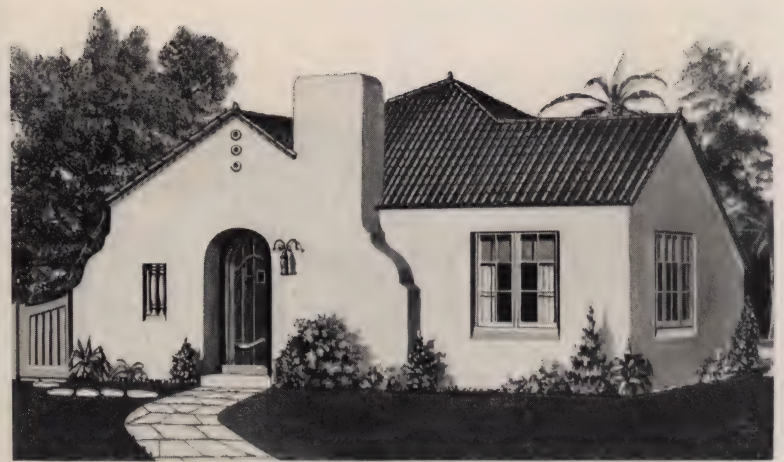
The picture proves the fact that small compact homes designed in the Cape Cod manner possess much attractiveness. The plans of this cheerful brick home show four comfortable rooms arranged to offer five room efficiency.

DIMENSIONS

Size of main building.....29'0"x25'0"
Size over all.....31'0"x30'6"
Ceiling height.....8'2"



FLOOR PLAN



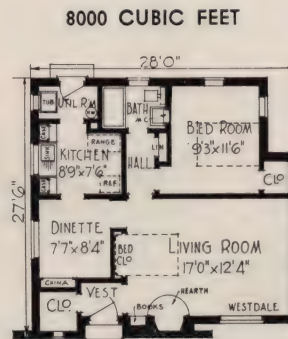
The WESTDALE

THREE ROOMS, DINETTE, BATH AND BED CLOSET

This clear cut little Spanish home will make a strong appeal. Designed with only three rooms yet giving the small family the efficiency of five rooms. The outside stuccoed walls can be tile, brick, cinder or cement blocks or adobe.

DIMENSIONS

Size of main building.....28'0"x27'6"
Size over all.....30'0"x28'0"
Ceiling height.....8'2"



FLOOR PLAN



The WILLIAMS

FOUR ROOMS AND BATH

This comfortable home like dwelling is solidly constructed of brick and frame. Designed with four rooms on one floor and space on the second floor for future bedrooms. Notice the large porch.

DIMENSIONS

Size of main building.....29'0"x23'0"
Size over all.....29'6"x29'6"
Ceiling height.....8'0"



FLOOR PLAN



The WHITCOMB

THREE ROOMS, DINETTE, BATH AND BED CLOSET

Either brick, cement or cinder blocks, tile or adobe can be effectively used for the outside walls of this small Moderne home. No convenience has been overlooked in this three room house of five room efficiency.

DIMENSIONS

Size of main building.....25'0"x29'0"
Size over all.....29'6"x31'0"
Ceiling height.....9'0"



FLOOR PLAN



The WHITENER

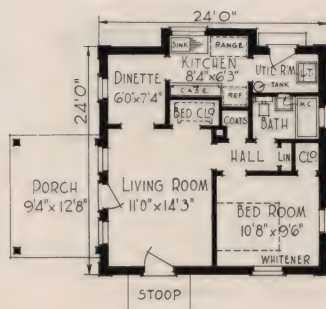
THREE ROOMS, DINETTE, BATH AND BED CLOSET

Here is another home of five room efficiency with convenient floor layout which requires the space of only three rooms. The outside walls of this handsome little home can be brick, cement or cinder blocks, tile or adobe.

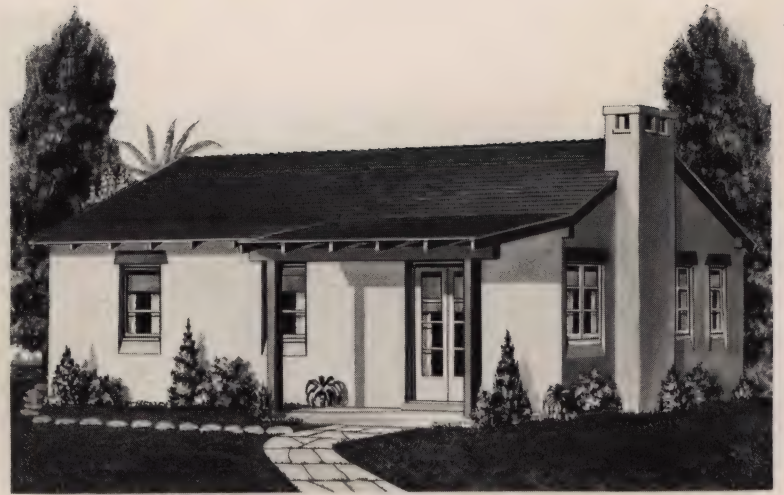
DIMENSIONS

Size of main building.....24'0"x24'0"
Size over all.....33'9"x30'6"
Ceiling height.....8'2"

6600 CUBIC FEET



FLOOR PLAN



The WHITE

FOUR ROOMS AND BATH

This little rustic Spanish design may be just the home for some happy family. Four rooms with five room efficiency and all modern conveniences. The outside wall construction can be selected according to materials which can be locally obtained.

DIMENSIONS

Size of main building.....31'0"x22'6"
Size over all.....32'6"x31'0"
Ceiling height.....8'0"

7150 CUBIC FEET



FLOOR PLAN



The WESTCHESTER

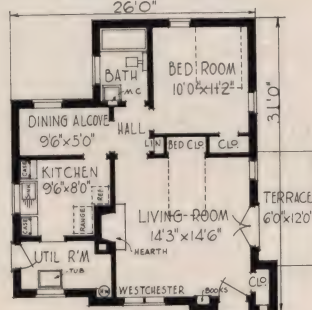
THREE ROOMS, DINETTE, BATH AND BED CLOSET

A living room by day and a bedroom by night, together with the dining alcove, add the efficiency of two extra rooms to this handsome little English style dwelling. Besides the stucco finish almost any kind of masonry can be used for the outside walls.

DIMENSIONS

Size of main building.....26'0"x30'0"
Size over all.....32'0"x34'0"
Ceiling height.....8'2"

8650 CUBIC FEET



FLOOR PLAN



The WHITMAN

FOUR ROOMS, DINETTE AND BATH

This homey Cape Cod style cottage of painted brick walls offers not only the equivalent to five practical well planned rooms but also large attic space for future chambers. A design which deserves consideration.

DIMENSIONS

Size of main building.....29'0"x26'0"
Size over all.....37'0"x30'6"
Ceiling height.....8'2"

8950 CUBIC FEET



FLOOR PLAN



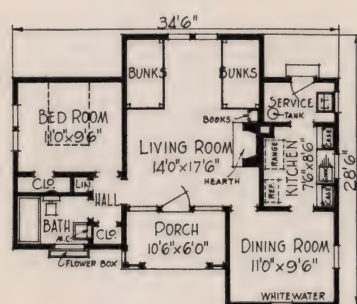
The WHITEWATER
FOUR ROOMS, BATH AND TWO BUNKS

A Colonial cottage of attractive appearance with careful planning expressed in its various details. It is easy to build, moderate in cost and worthy to be called "home" by anyone.

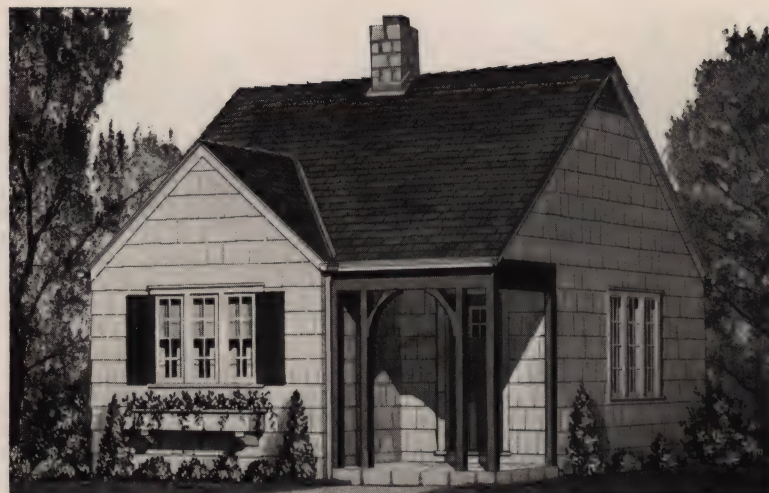
DIMENSIONS

Size of main building.....34'6"x24'0"
Size over all.....35'6"x29'0"
Ceiling height.....8'2"

8000 CUBIC FEET



FLOOR PLAN



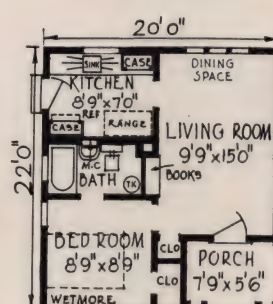
The WETMORE
THREE ROOMS, BATH AND DINING SPACE

Small and compact in size yet the rooms are large and comfortable. This little three room home is fully equipped with all modern conveniences and offers the efficiency of four rooms.

DIMENSIONS

Size of main building.....20'0"x22'0"
Size over all.....21'6"x23'6"
Ceiling height.....8'0"

4450 CUBIC FEET



FLOOR PLAN



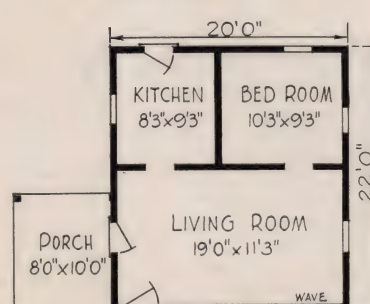
The WAVE
THREE ROOMS

A home designed well within the limits of low cost. The exterior is neat and cheerful. The rooms are large and provided with plenty of windows. The large porch can be enscreened.

DIMENSIONS

Size of main building.....20'0"x22'0"
Size over all.....28'6"x22'6"
Ceiling height.....8'0"

4650 CUBIC FEET



FLOOR PLAN



The WELLAND

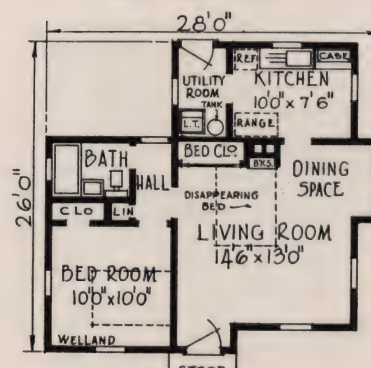
THREE ROOMS, BATH, DINING SPACE AND DISAPPEARING BED

This handsome three room English cottage presents not only good architecture but carefully planned, fully equipped rooms as well. The large living room provides dining space and a bedroom at night.

DIMENSIONS

Size of main building.....26'0"x26'0"
Size over all.....29'0"x29'6"
Ceiling height.....8'2"

6000 CUBIC FEET



FLOOR PLAN



The WILLS
THREE ROOMS

This home will appeal to those who first consider economy. It is attractive and simple, designed along the moderne style. The large porch can be enscreened if desired.

DIMENSIONS

Size of main building.....16'0"x20'0"
Size over all.....23'6"x25'6"
Ceiling height.....8'0"

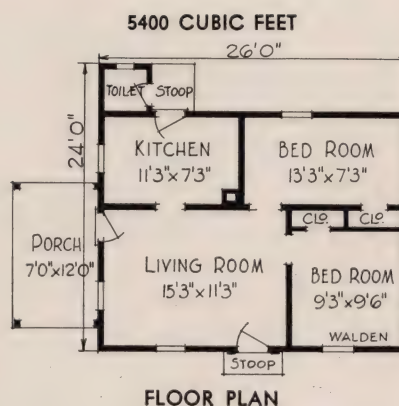


The WALDEN
FOUR ROOMS

Here is a Colonial cottage designed for looks as well as low cost. A very practical and common sense house to build. The side porch is ornamental and homelike.

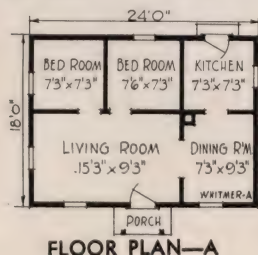
DIMENSIONS

Size of main building..26'0"x20'0"
Size over all.....33'6"x26'0"
Ceiling height.....8'0"



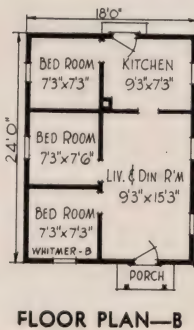
The WHITMER
FIVE ROOMS

This home is particularly designed for economy in material and construction, yet it is neat and homey in appearance. It offers a selection of two floor plans—one for a wide lot and one for a narrow lot.



DIMENSIONS

Size of main building.....24'0"x18'0"
Size over all 27'0"x22'6"
Ceiling height.....8'0"

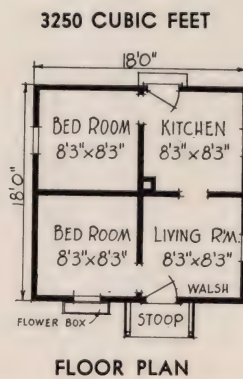


The WALSH
FOUR ROOMS

A neat and cheerful cottage especially designed to give the builders not only full value, but a habitable, well constructed home. You are independent when you are living in your own home.

DIMENSIONS

Size of main building.....18'0"x18'0"
Size over all.....20'0"x22'0"
Ceiling height.....8'0"



USE CORRECTLY MADE PLANS

THEY ARE ESSENTIAL IN THE SAFE BUILDING OF YOUR HOME

The first requisite in the erection of a home is a set of complete and accurate plans. This practice is universally accepted and is a most important and fundamental method adhered to by experienced builders. It is essential, safe, and economical to first construct the house on paper. Accurate plans and specifications must be submitted to the Federal Housing Administration for their approval when you apply for an 80 percent insured mortgage loan on a new home.

EXPERIENCED DESIGNERS

Years of experience in house planning and construction and an architectural department composed of skilled draughtsmen, architects, and engineers, are the elements upon which plans of the utmost accuracy and completeness in regard to design, strength and ability, and comfort and home conveniences, are created. These specimen working drawings illustrate the craftsmanship and completeness of our plans.

BLUE PRINT PLANS

Our blue print plans include the following complete drawings for each design:

Basement or foundation plan, first floor plan, second floor plan, front elevation, right side elevation, left side elevation, rear elevation, sections and detailed drawings, framing plans complete. All working plans are drawn to standard scales. Blue prints for each design are available.

REVERSED PLANS

Obviously, a plan designed for a lot facing east will not result in the best exposure when your lot fronts to the west. We will therefore, furnish you with an additional set of reversed blue prints, if this change is required. Ask us for full particulars.

SUPPLEMENTARY DETAILS

Further supplementary details for any of our plans will be furnished upon request.

CHANGES IN PLANS

Any of these plans can be revised to suit your special requirements.

SPECIAL PLANS TO ORDER

We are prepared to furnish accurate working drawings made accordingly to your own ideas and requirements.

SPECIFICATIONS

Specifications are statements of particulars which tell what you are going to receive in materials and workmanship for the construction of your home. The stability, quality, and cost of your home will be directly affected by the materials selected and the workmanship you receive. Our specification forms are thorough and complete. Our trade knowledge is at your service—and—we are glad to assist you in the specification of materials.

Building Contract

AGREEMENT made this _____ day of _____ in the year Nineteen Hundred and _____ by and between _____ hereinafter called THE CONTRACTOR and _____ hereinafter called THE OWNER, WITNESSETH, that THE CONTRACTOR has agreed to construct for THE OWNER a building situated at _____ on Lot _____

CONTRACTOR'S STATEMENT TO

State of _____ County of _____ The undersigned _____ being duly sworn, deposes and says that he is _____ contractor for _____ and that he _____ work on building situated at _____ on Lot _____

Witness my hand and seal this _____ day of _____ 19____

Contractor

Owner

Witness

SPECIFICATIONS

FOR THE ERECTION OF A _____

FOR _____

Mr. _____

At _____

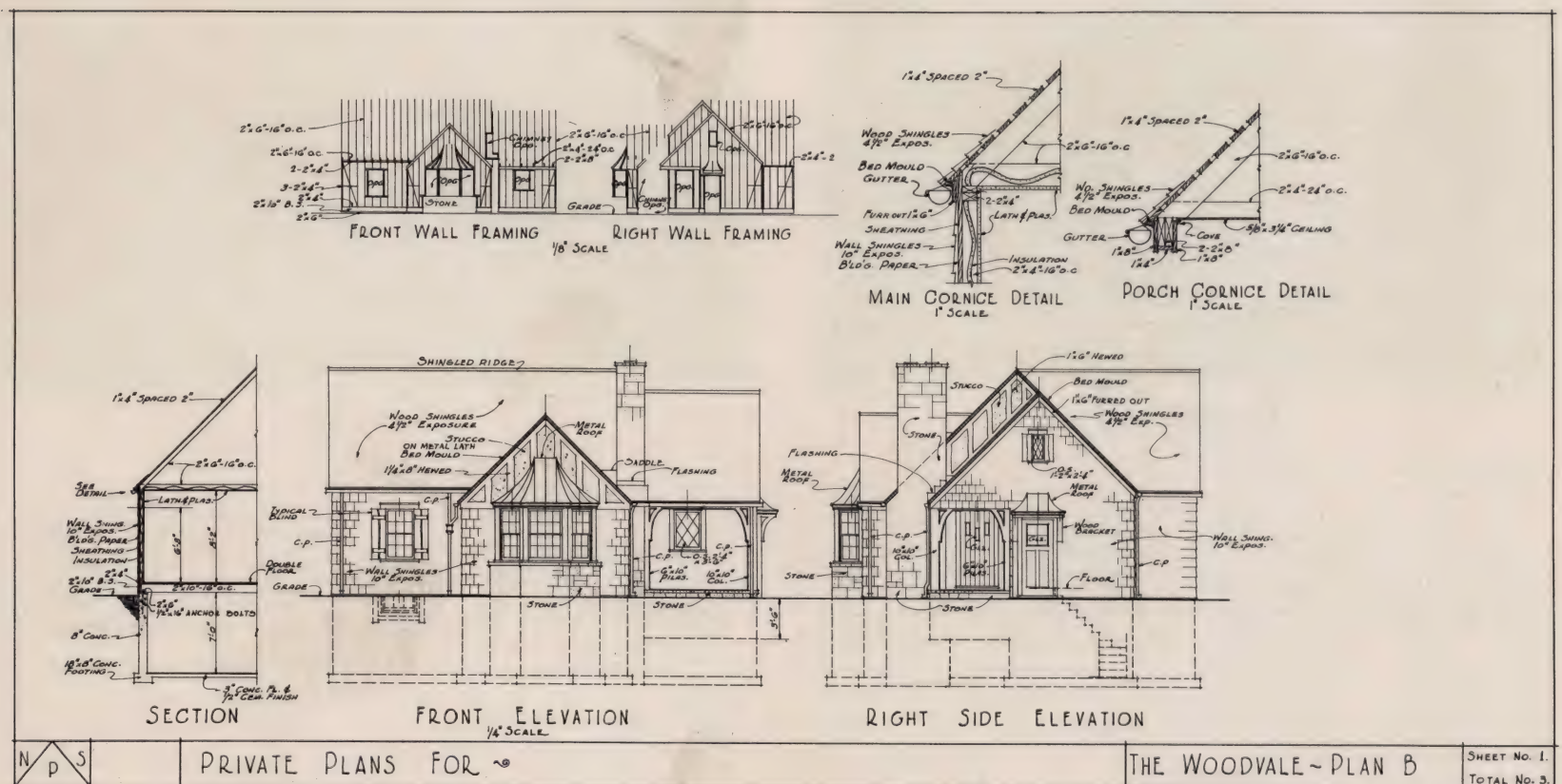
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF _____

OF _____

AND SHALL BE RETURNED TO HIM UPON COMPLETION OF BUILDING

Copyrighted by Standard Plan Service, Inc. Printed in U. S. A.

OUR PLANS AND SPECIFICATIONS CONFORM TO THE REQUIREMENTS OF THE
FEDERAL HOUSING ADMINISTRATION

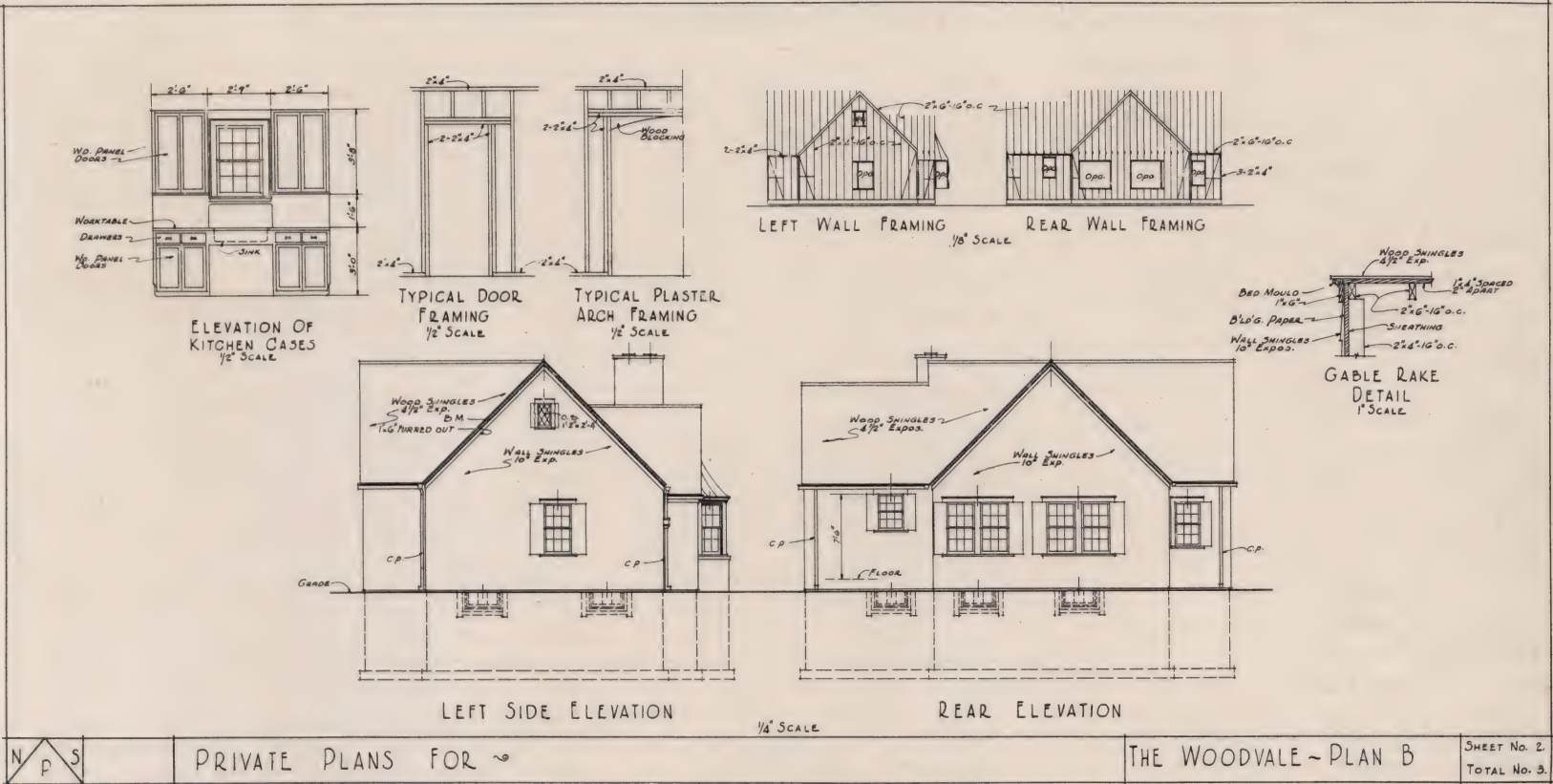


AN EXACT COPY OF ORIGINAL WORKING DRAWINGS

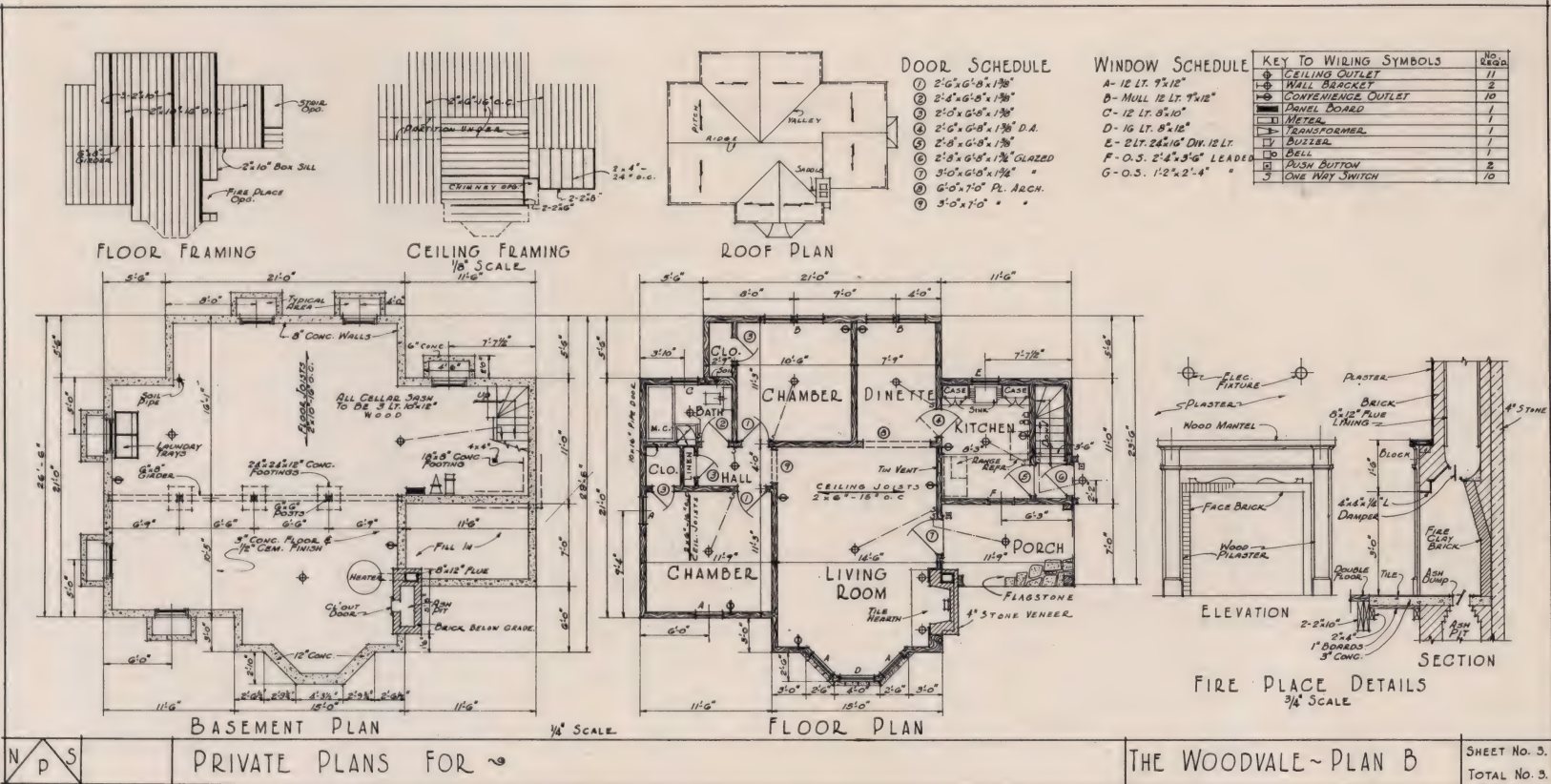
Sheet No. 1, Reduced to 1/4 of actual size

SOUND AND DURABLE CONSTRUCTION

IS PROVIDED FOR ALL DESIGNS ILLUSTRATED IN THIS BOOK



AN EXACT COPY OF ORIGINAL WORKING DRAWINGS
Sheet No. 2, Reduced to 1/4 of actual size



AN EXACT COPY OF ORIGINAL WORKING DRAWINGS
Sheet No. 3, Reduced to 1/4 of actual size

INDEX

For 73 Homes in Alphabetical Order

DESIGN	PAGE	DESIGN	PAGE	DESIGN	PAGE
Waite, A-B.....	2	Wayman, 1-2-3	27	White	29
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Walmore, A-B.....	11	Wedgeworth	21	Whitener	29
Walpole	20	Welland	30	Whitewater	30
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Walworth A-B.....	13	Wellston, A-B	25	Whitman	29
Wanham	4	Wend, A-B-C	17	Whitmer A-B	31
Wardner	5	Westchester	29	Whitney, A-B	26
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		Whitcomb	28		

CLASSIFIED INDEX

DESIGN	PAGE	DESIGN	PAGE	DESIGN	PAGE
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Westdale	Masonry.....28	Westerlo, A-B	Frame.....26	Whitmer, A-B	Frame.....31
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Wills	Frame.....31	Windham, B	Frame.....25	Whitehearth	Frame.....15
Windham, A	Frame.....25	Woodvale, A-B	Frame.....7		

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Home Financing Made Easy Under the F. H. A. Insured Mortgage Plan

NATIONAL HOUSING ACT

Under the terms of the National Housing Act, insured mortgages have been made available to you. You can now build your own home with the certainty of ACTUAL ownership before you. Today you can build a home that will be yours in 10, 15, or 20 years.

YOUR RENT PAYS FOR HOME

The easiest way for you to pay for a home is to pay for it as you pay rent. The logical way is to pay monthly, out of income, an installment on the principal and the interest, etc., and thus, over a given period of years, pay off the entire mortgage and have the house free of all debt. It's very much like buying a house, then renting it to yourself.

SMALL INITIAL INVESTMENT

Now you can buy or build a house on exactly that basis. Your initial investment in the property can be as little as 20 percent of its value. You may borrow the balance (up to 80 percent of the F. H. A. appraised value but not more than \$16,000) from an approved lending institution, covered by Government insurance, and repay the entire amount on a monthly basis. In most cases if your lot is fully paid for and clear of all encumbrances, the loan you can have will cover all costs of construction, etc.

LONG PERIOD FINANCING

You may take up to 20 years to pay. You may pay in 10 or 15 years, if you like. Each month you pay an installment which not only includes the interest and a part of the principal sum borrowed, but includes also a twelfth part of the annual taxes, mortgage insurance premium, and the fire and other hazard insurance premiums.

WHAT DOES IT COST?

Less than the old method of home financing BECAUSE YOU MAY BORROW UP TO 80 PERCENT OF THE APPRAISED VALUE OF YOUR HOME. That means ONE MORTGAGE, THE END OF REFINANCING PROBLEMS, A FAIR AND GOVERNMENT CONTROLLED INTEREST RATE AND SERVICE CHARGE.

WHO LENDS THE MONEY

Local financial institutions such as banks, mortgage companies, life-insurance companies, and building and loan associations, are in a position to finance the purchase if you are able to make a down payment or establish an equity of at least 20 percent of the total value. If your lot is fully paid for and clear of all encumbrances, the value of the lot can be equivalent to 20 percent of the total property cost. It is, of course, to your advantage to make a larger down payment if convenient, but your borrowing capacity on this new plan, as sponsored by the Federal Housing Administration, is 80 percent of the total value—offered in one mortgage—and repayable monthly like rent. See example below.

MONTHLY PAYMENT PLAN

Based Upon Loan of \$3000:

	10 yr.	15 yr.	20 yr.
Principal and Interest.....	\$31.82	\$23.72	\$19.80
Mortgage Insurance Fee.....	1.25	1.25	1.25
*Taxes and Assessments.....	6.25	6.25	6.25
*Fire Insurance Premium.....	.58	.58	.58
Service Charge	1.21	1.22	1.23
TOTAL.....	\$41.11	\$33.02	\$29.11

NOTE: These amounts are the entire cost for home-ownership, assuming you build on a lot of approved value of \$750 to which you have acquired title.

* These figures are based upon an average. There is always a variation in assessed valuation of property, tax rates, insurance, and other factors. But such variance will, in most cases, not exceed more than \$1.00 per month per \$1,000.00.

Call on us for actual costs and complete data.

OWN YOUR HOME

Thus, there is today placed before you a broad highway to home ownership. A way that enables you to pay for your home, as you go, at a lower cost, with all the elements of safety, convenience and assurance.

Today you can build a home, knowing that you are able to make the monthly payments, and that at the end of the monthly payment period the home will be yours.

Come in and see us. You will not be obligated in any way. We can assist you in making the necessary arrangements to properly and adequately finance the home of your choice.

WE FURNISH COMPLETE INFORMATION

We cheerfully furnish all data and costs pertaining to any of the Home Designs in this Book. For information desired fill in and check Questionnaire, then mail or deliver to us. No obligation incurred.

- A I am interested in The Design on Page
- B I own Lot No. Block In Subdivision
- Street
- C My lot is feet wide and feet long.
Corner Lot Yes ☐ No ☐
- D I would like to begin building Date
- E Name
- Street Rural Route Box
- Post Office State Telephone

I WOULD LIKE TO HAVE YOU FURNISH ME THE REQUIRED INFORMATION WHICH I HAVE CHECKED (✓) NUMERICALLY IN THE FOLLOWING QUESTIONNAIRE.

- 1 ☐ Do you think this home is suitable to my lot size and is it appropriate?
- 2 ☐ Is this home of a type of construction that you would recommend for conditions in this community?
- 3 ☐ What is the approximate construction cost as originally designed?
- 4 ☐ Can I secure actual costs from you?
- 5 ☐ What is the cost of the working drawings?
- 6 ☐ How many plans do you think I may need?
- 7 ☐ Do you furnish complete specifications and documents?
- 8 ☐ Are the plans and specifications acceptable for Mortgage Loans and F. H. A.?
- 9 ☐ How much time will be required to build this home?
- 10 ☐ Can I make changes in materials, such as lumber, flooring, brick, masonry, finish, doors, trim, roofing, etc.?
-
- 11 ☐ What kind of heating system do you recommend?
- 12 ☐ Can you advise how to finance this home?
- 13 ☐ Can you tell what my monthly payments will be according to the F. H. A. Insured Mortgage Plan?
-
- 14 ☐ Will you make any changes in the plans which I may require?
- 15 ☐ Is it possible to increase or decrease the size of this home without affecting the appearance?
- 16 ☐ Can you furnish plans of a one car ☐ or a two car ☐ garage that will be in keeping with the architecture of the home I have selected?
- 17 ☐ Can a garage be attached to the house in a practical manner that will not affect the architecture?
- 18 ☐ Will you make special plans according to my own ideas and requirements?
-
- 19 ☐ Do you contract to erect homes?
-
- 20 ☐ Do you furnish screens, storm sash and storm doors?
-
- 21 ☐ Do you have other designs in addition to those shown in this book?
- 22 ☐ I also desire the following information
-
-
-
-
-



OUR SERVICE ENABLES YOU TO BUILD WISELY AND ECONOMICALLY